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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2006.0134E – 1 Ecker Place
Project Location:	1 Ecker Place/16-30 Jessie Street
Assessor's Block and Lot:	Block 3708 Lot 022
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails the conversion of an existing building of approximately 58,000 square feet from office to residential use. The four-story brick building was constructed in 1906 and renovated in 1972. The office space in the building has been vacant since 2004, and 1,623 square feet of ground floor retail space has remained in use. The proposed conversion would result in the creation of 51 residential units and would provide approximately 2,000 square feet of ground-floor retail on the site. The proposed project would also include rehabilitation of the windows and street-level storefronts for compatibility with the age and style of the building, and construction of a rooftop stair penthouse. The building has no existing parking and no off-street parking spaces are proposed as part of the conversion. (Continued on second page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Andrew Junius, Reuben & Junius, LLP: (415) 567-9000

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Sections 15332], Class 32

REMARKS: (See second page.)

Contact Person:	Sarah Jones	Telephone:	558-5976
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Date of Determination:

1/2/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Andrew Junius, Project Sponsor
Dan Dibartolo, Northeast Quadrant
Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Preservation List
Sue Hestor

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Description of Nature and Purpose of Project: (Continued)

The building is located at the southeast corner of Ecker Place and Stevenson Street, and also has frontage on Jessie Street, which are internal alleyways in the block bounded by Market Street, First Street, Mission Street, and Second Street. The project site, totaling 15,900 square feet, is zoned C-3-O (Downtown Office) and is in the 550-S height and bulk district. The proposed project would require exceptions from rear yard requirements pursuant to the provisions of Section 309 of the San Francisco *Planning Code* and a variance from dwelling unit exposure requirements pursuant to Section 305 of the *Planning Code*.

REMARKS: (Continued)

The existing brick building was originally constructed as a warehouse in 1906. It was extensively renovated and the structure was upgraded for seismic performance in 1972. In 1990, 86,018 square feet of transferable development rights (TDRs) were sold, leaving 57,082 square feet of developable area on the site.

The building was included in the San Francisco Planning Department's 1976 Architectural Survey and given a rating of 2 out of 5. It was also included in the Unreinforced Masonry Building Survey. It has been rated 3S under the California Historic Resource Status Codes, which means that it appears to be individually eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. It is also listed as a Significant Building – Category I in Article 11 of the *Planning Code*. The proposed project was reviewed by the Planning Department for consistency with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures*. An Historic Resource Evaluation Response memorandum (HRER) was prepared by the Planning Department.¹ The HRER indicated that the existing fixed and side casement aluminum sash windows and street-level storefront brick piers and infilled sills added in the 1972 renovation would be replaced with industrial style divided true-lite metal sash windows and a storefront design compatible with the age and design of the building. In addition, the proposed stair and elevator penthouse would be set back and not visible from the street. Therefore, the proposed project would be in conformance with the *Standards* and would not result in a significant impact to historic resources.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The site is within a C-3-O zoning district, where dwellings are a permitted use. The proposed project will be subject to the provisions of Section 309 of the *Planning Code* with regard to considerations of exceptions to site development regulations in downtown zoning districts, and Section 305 of the *Planning Code* regarding the granting of variances.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is within a developed downtown area of San Francisco, and is approximately 15,900-square feet or 0.37 acre in size. Thus, the proposed project would be characterized as in-fill development surrounded by urban uses.

¹ Memorandum from Dan DiBartolo, Preservation Planner, to Sarah Jones, Environmental Planner, *Historical Resource Evaluation Response for 16 Jessie Street*, December 21, 2006. A copy of this memo is attached, and is also on file with the Planning Department at 1660 Mission Street, Suite 500, and available for public review by appointment as part of the project file 2006.0134E.

- c) *The project site has no habitat for endangered, rare or threatened species.*

There are existing buildings on the project site, which is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. There are no trees on the project site that would be affected by the project. No other important biological resources are likely since humans have used the site for over 150 years.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Until 2004, the project site was occupied by office uses. According to the San Francisco Planning Department's Transportation Impact Guidelines, the former office use would have generated 197 daily vehicle trips and 16 p.m. peak-hour trips. In contrast, the proposed new residential use is projected to generate 165 daily vehicle trips and 25 p.m. peak-hour trips. The new use would generate fewer automobile trips on a daily basis and only a few more peak hour trips than the former use. In addition, since there is no parking on the site the trips would be dissipated to and from parking facilities in the surrounding area. Given the urban setting of the project area, the proposed project would generate a minimal increase to existing traffic at local intersections.

The proposed project would generate a parking demand for about 66 parking spaces. As set forth in the *Planning Code* Section 151.1, no off-street parking is required for residential use in C-3 districts, and no parking would be provided as part of the proposed project. The San Francisco Planning Department does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts

which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

The project site is served by multiple MUNI bus lines, as well as all MUNI Metro lines and BART. According to the calculations of the Transportation Impact Guidelines, there would be about 71 daily person-trips by transit, eight of which would occur during the p.m. peak hour. These trips would have a minimal effect on transit services in the area, given the large number of transit routes serving the site. The majority of trips generated by the proposed project would be pedestrian trips; 404 of the projected 713 daily trips would be on foot.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties, but because construction noise is regulated and is temporary and intermittent, and the majority of construction would occur on the interior of the building, the proposed project would not be expected to result in a significant impact with respect to noise. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

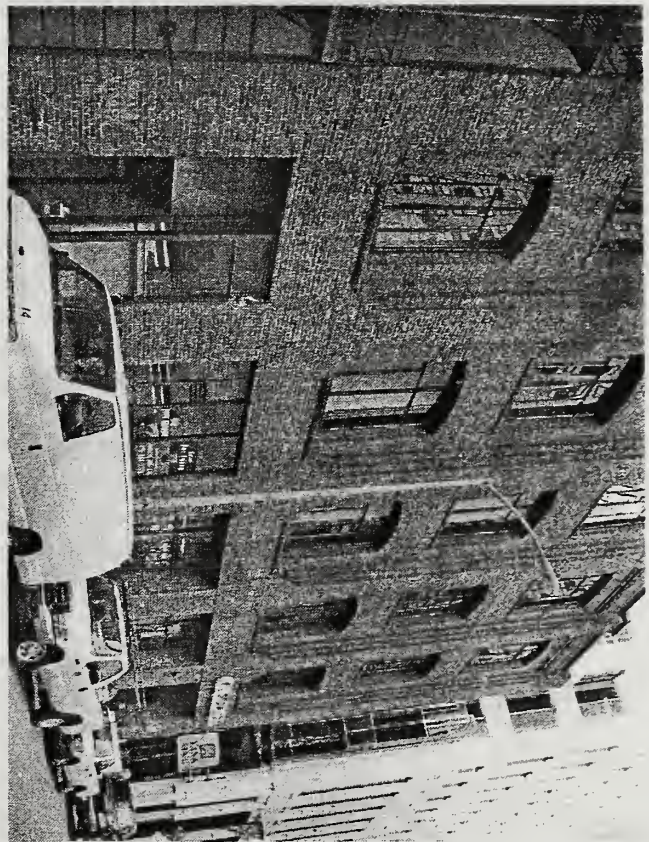
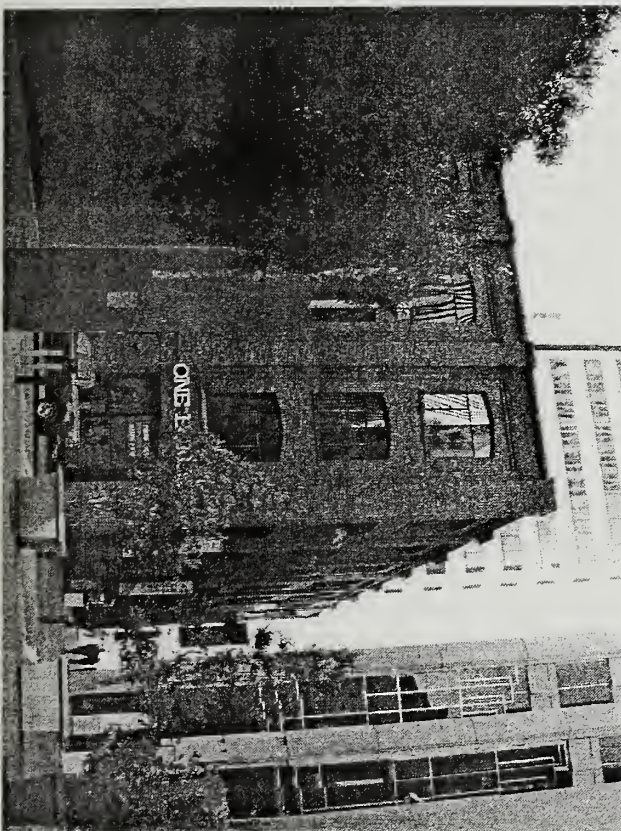
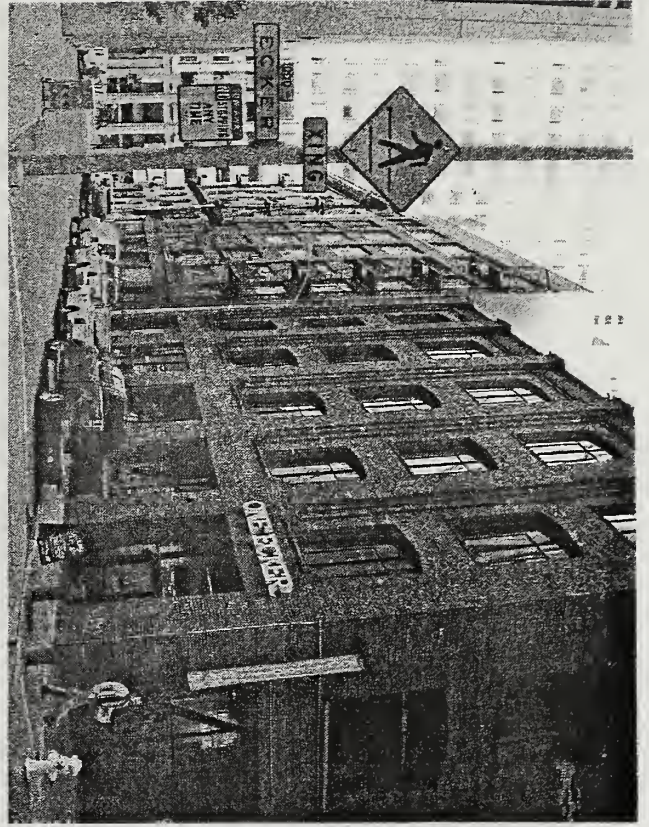
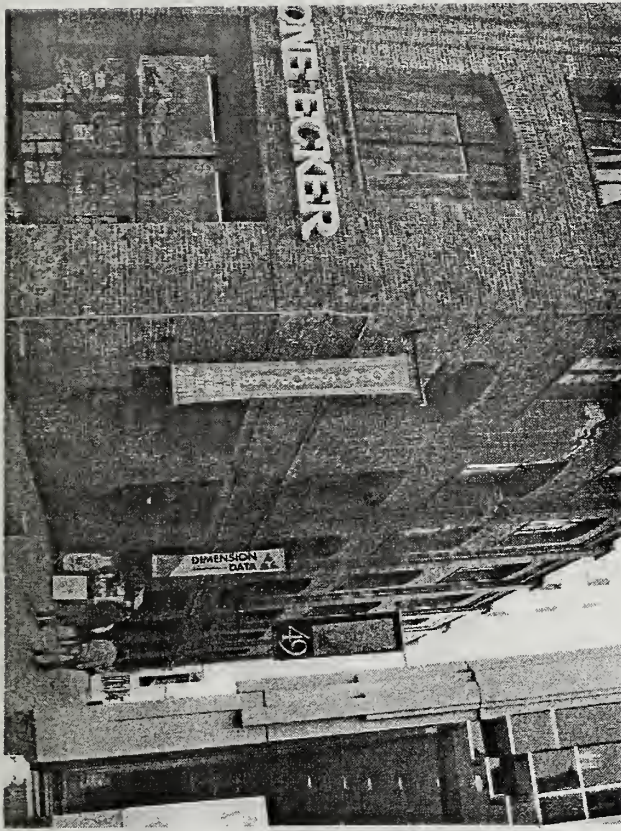
Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not cause any substantial adverse change in the significance of an historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Sarah Jones

Project Address: 16 Jessie Street
Block: 3708 Lot: 022
Case No.: 2006.0134E
Date of Review: December 21, 2006

Planning Department Reviewer:

Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Page & Turnbull, Inc.
Company: Page & Turnbull, Inc.
Address: 1522 Bush Street
Phone: (415)362-5154

Owner

Name: One Ecker Associates, LP
Address: 6312 S. Fiddler's Creek, Ste 590
Phone: 303 441-2030

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The project alters and converts the use of the existing four-story over basement commercial building built in 1906 in an industrial style common to nineteenth and early-twentieth century warehouse buildings. The project would convert existing office and ground floor retail uses to approximately 51 dwelling units with ground floor retail use at the Ecker Street frontage. The existing structure is approximately 56 foot tall and the project would add a rooftop and stair penthouse to the building. The project would also rehabilitate the exterior of the structure by removal of window and storefront alterations conducted in the 1972 renovation. New windows and ground level storefront design are proposed with that would be compatible with the architectural style and age of the building in accordance with Secretary of the Interior's Standards for Rehabilitation of historic structures.

Historic District / Neighborhood Context

The subject building is located within a C-3-O Zoning District, within the boundaries defined by San Francisco's Downtown Area Plan, which is part of San Francisco's General Plan. The site is not within an historic or conservation district. The building fully occupies a 15,899 square foot "L" shaped lot bounded on the west by Ecker Street, a brick-paved pedestrian right of way; at the south by Jessie Street; and, the north by Stevenson Street. Across Ecker Street, west of the property, is an unrated four-story-over-basement reinforced concrete loft building constructed in 1913-1914 and previously used as a warehouse. A seven-story unrated commercial structure built in 1917 adjoins the property to the east. The block also contains a mixture of early to late twentieth century buildings used for commercial and institutional uses, ranging from three to forty stories in height. Despite the predominance of newer buildings, over one-third of the buildings on the block (bound by Market, Mission, Second, First Streets) were constructed between 1906 and 1917 following the earthquake and fire of 1906. Other manufacturing buildings from the post-earthquake period in the immediate vicinity include a 1909 three-story building at 96 Jessie Street, and a 1910 four-story building at 55 Stevenson Street. Together with the narrow proportions of the block's interior streets, these structures create an impression of an early twentieth century industrial neighborhood tucked into the interior of a large downtown block.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1917

Notes: The subject building is a four-story-over-basement industrial building constructed in 1906 in an Industrial style common to nineteenth and early twentieth century warehouse buildings. The structure has brick load bearing walls braced by iron posts. The red brick building has five bays fronting on Stevenson Street, seven bays on Ecker Street, and seven bays on Jessie Street. The structure has strong association with the post-1906 earthquake reconstruction period that took place in the years following that event. The rebuilding that occurred immediately following the earthquake converted the area from a mixed-use area to one largely commercial and industrial. Between 1906 and 1917, numerous other industrial buildings were built on Jessie Street and on the block. In addition, a number of small office buildings were constructed on the perimeter of the block. Despite the predominance of newer buildings, over one third of the buildings on the block were constructed between 1906 and 1917, representing a decade of post-earthquake and fire rebuilding.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several,

and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: The building is located in its original place and retains most of its original features and materials. The original design of the exterior has not been significantly altered and the subject building retains a high degree of architectural integrity. However, the building was remodeled in 1972 to serve as office space with retail at the ground level. The original windows on the second through fourth floors were replaced with fixed and side casement aluminum sash windows, though the original window apertures or openings remain. Openings at the ground floor level at the north and south facades were partially infilled with brick to serve as storefront windows. The renovation also included seismic retrofit of the building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Proposed alterations to buildings that are determined to be historic resources are evaluated by the Department under the *Secretary of the Interior's Standards for the Treatment of Historic Properties. Preservation Bulletin #16*. There are four treatment approaches of historic properties: preservation, rehabilitation, restoration, and reconstruction. (U.S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995.) "Rehabilitation" is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The project meets the Rehabilitation standards based upon the following conditions being met as proposed by the project.

Materials and Design

- A. The project would remove the fixed and side casement aluminum windows and tinted glazing installed in the 1970's. These windows would be replaced by industrial-style divided true-lite metal sash windows.
- B. The stepped brick piers and infilled brick sills at the ground level storefront at Ecker Street, installed in the 1970's renovation, would be removed. This storefront system would be

replaced with a design that would be both compatible with the architectural elements of the existing building and would enhance the vitality of the abutting Ecker Street pedestrian right-of-way.

- C. The proposed stair and elevator penthouse at the roof would be setback so that they would not visually add to the height of the structure.

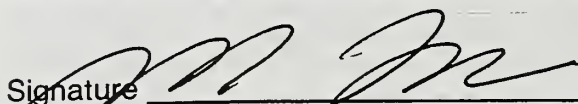
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

12-21-06

cc: Recording Secretary, Landmarks Preservation Advisory Board



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0094E: Demolition of two existing retail and residential buildings and the construction of one building consisting of eight residential units with ground floor retail.

Location: 4716-4722 Mission Street; between Leo and Ruth Streets

City and County: San Francisco

Description of Nature and Purpose of Project:

The 4,986 square-foot project site (Assessor's Block 6955/Lots 014 and 015) is located near the northwest corner of Mission and Leo Streets in the Outer Mission Neighborhood bordering the Excelsior Neighborhood. The proposed project would involve the construction of a new five-story, 50-foot tall building, with first-floor retail, eight residential units on the second through fifth floors, and eight first-floor parking spaces operated by a car lift system. The proposed project would demolish the existing one-story 642 gross-square-foot (gsf) retail building at 4716 Mission and the existing two-story 2,067-gsf building with first-floor retail with one residential unit above at 4722 Mission. The total floor area of the proposed building would be about 18,654 (gsf), including parking. The vehicle and pedestrian entrance would be from Mission Street. The project site is located within the Moderate-Scale Neighborhood Commercial (NC-3) zoning district and is in a 65-A height and bulk district. The project would require a lot merger and a Conditional Use authorization pursuant to *Planning Code* Section 712.39 (Demolition of a residential unit above first-floor in the NC-3 zoning district).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Alex Nie, Best Design and Construction, project representative for Jeffery Rocca/Tortilla Flats, LLC, phone: (415) 656-3528.

EXEMPT STATUS:

X Categorical Exemption Class 32 [State CEQA Guidelines Section 15332 (In-Fill Development Projects)]

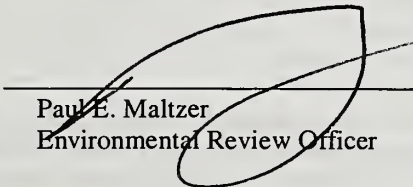
Contact Person: Tim Blomgren

Telephone: (415) 558-5979

Date of Determination:

January 8, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Paul E. Maltzer
Environmental Review Officer

cc: Alex Nie, project representative
Bulletin Board
M.D.F.
Exemption Exclusion File
Historic List
Delvin Washington, Southwest Team
Supervisor Geraldo Sandoval, District 11

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REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project meets these conditions as described below

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project site is located within the NC-3 zoning district which, pursuant to *Planning Code* Section 712.1, permits residential development and neighborhood serving commercial development. The project site is on the west side of Mission Street in an area that consists of buildings which range from one- to four-stories and have a mix of residential above first-floor retail and office uses. The NC-3 zoning district allows one dwelling unit per 600 square feet of lot area. The 4,986 square foot site would allow a maximum of eight units and the proposed project would not exceed the dwelling unit density.

The site is in a 65-A height and bulk district, which would permit construction up to a height of 65 feet provided that proposals above 40 feet include a maximum building length of 110 feet and a maximum diagonal length of 125 feet. The proposed project would be 50 feet in height and upon 40 feet, the maximum plan dimension would be 35 feet in length with a diagonal length of 83 feet. The proposed project would comply with the height and bulk requirements. At 50 feet in height, the proposed project would be slightly taller than the adjacent buildings in the neighborhood. Although the neighborhood consists primarily of one or two residential stories above ground-floor commercial uses, the proposed building would be similar in height to the four- and five-story buildings in the neighborhood such as those one block south on Mission Street.

In the NC-3 zoning district, a 25% rear yard is required at all residential levels. The proposed project would have full lot coverage on the first-floor for the retail use and the parking garage but would meet the rear yard requirements on all residential levels. The project would require a lot merger and a Conditional Use authorization pursuant to *Planning Code* Section 712.39 (Demolition of a residential unit above first-floor in the NC-3 zoning district).

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within the City and County of San Francisco and is 4,986-square feet in area or approximately 0.11 acres. As described above, the project site is within a fully developed, mixed-use area of San Francisco surrounded by residential over ground-floor commercial buildings ranging from one to four stories. Thus, the proposed project would be characterized as an infill development surrounded by urban uses.

- c) *The project site has no value as habitat for endangered, rare or threatened species.*

The ground surface of the project site is about half-covered by the existing buildings and is within a fully developed area of the City, and thus does not provide habitat for any rare or endangered plant or animal species. No other important biological resources exist on the site.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002, the proposed project would be estimated to generate approximately 398 average daily person-trips and of these, approximately 42 of these trips would be peak hour trips. These 42 p.m. peak hour trips would be distributed among various modes of transportation, including about 19 p.m. peak hour vehicle trips¹, six p.m. peak hour transit trips, and seven p.m. peak hour trips by walking or other modes. The 19 vehicle trips during the p.m. peak hour would not be significant and this minor change in area traffic as a result of the project would be undetectable.

Transit

The project area is well served by transit. Muni Route 14-Mission travels on Mission Street and Muni Route 49-Mission/Van Ness travels on Mission turning on Ocean Avenue. The estimated six p.m. peak hour project transit trips utilizing public transit would be distributed among the lines providing service in the vicinity of the project site. Together, these lines provide approximately 21 transit vehicles in the p.m. peak hour. The six estimated project generated by the proposed project would not be considered a significant or noticeable impact upon transit service.

Parking

As stated earlier, the proposed project would provide eight off-street parking spaces. Pursuant to *Planning Code* Section 151, the proposed project would be required to provide one parking space per residential unit. The proposed project would include 2,119 gsf of retail space on the first floor. Parking for retail use is only required if the square footage exceeds 5,000 gsf. Therefore, no spaces would be required for the retail use. Therefore, the eight off-street parking spaces provided would satisfy the *Planning Code* requirement.

Although these eight parking spaces would be accessed via car lifts, they would be considered independently accessible and therefore would satisfy *Planning Code* requirements. The proposed residential component would create a parking demand of 12 spaces, while the proposed commercial component would create a demand for seven spaces, resulting in a total parking demand of approximately 19 parking spaces. While the eight off-street parking spaces proposed would be less than the anticipated demand, this relatively small deficit would be less than significant.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address

¹ Vehicle trip generation for residential uses is based on a vehicle occupancy of 1.18 (U.S. Census 2000, Census Tract 261, Journey-to-Work Data). Vehicle trip generation for retail uses is based on a P.M. peak hour work trip vehicle occupancy of 1.23 and P.M. peak hour non-work trip vehicle occupancy of 1.90 [Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), Superdistrict 3].

the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise

The traffic volumes in a project area would need to approximately double to produce an increase in ambient noise levels noticeable to most people in the area. Given that the proposed development would not cause a doubling in traffic volumes, the proposed project would not cause a noticeable increase in the ambient noise level in the project vicinity. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for residential projects (including hotels and motels). The Department of Building Inspection would review the final building plans to insure that the building wall and floor/ceiling assemblies meet State standards regarding sound transmission.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code), and is temporary and intermittent, and thus it is not considered a significant impact.

Air Quality

Site preparation, demolition, and construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicular emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts due to vehicular emissions would be generated by the proposed project.

Water Quality

Currently, project site is mostly covered by two buildings. The project would not substantially increase the amount of impervious surface area, and would not measurably increase storm water runoff.

- e) *The site can be adequately served by all required utilities and public services.*

The site is currently served by all required utilities and public service. The proposed project would increase demand for and use of public services and utilities on the site and increase water and energy consumption, but not in excess of amounts expected and provided for in this area.

Shadow

The proposed project would be approximately 50 feet tall. Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the Planning Commission finds the impact to be insignificant. To determine whether this project would conform with Section 295, a shadow fan analysis was prepared by the Planning Department.² This analysis determined that the project shadow would not shade public areas subject to Section 295. Due to the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

Historical Resources

Architecture

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department has to determine whether the buildings located on the project site are historical resources as defined by CEQA.³ Although the County Assessor's records indicate that the buildings on the project site were constructed in 1900, the architectural details suggest the buildings were constructed at an earlier date. The building at 4722 Mission Street has been significantly altered since its original construction. By analyzing the Sanborn Maps and the permit history, that structure appears to have been located further south on Mission Street and moved to the current location prior to 1908. In 1913, the building was raised and a ground-level commercial space was added. The buildings are examples of the flat fronted Italianate style, popular in San Francisco from the 1860's to the 1880's. While the buildings retain aspects of the form, proportion and style and materials of the Italianate style, these architectural features are not considered so unique and rare as to make the structures eligible for the California Register as individual landmarks.

The surrounding area does not appear to be eligible for inclusion into a potential historic district. The two buildings located at 4716 and 4722 Mission Street do not appear to be historical resources for the purposes of CEQA. Because the existing buildings are not considered historic resources under CEQA, demolition would not result in a significant effect on a historical resource.

Archaeology

The proposed building would cover the entire lot area on the first-floor. The proposed building would require soil disturbance of approximately 9,000 square feet or up to a depth of approximately 18 feet for the car lift pit and soil strip foundation. According to the September 28, 2006 memorandum from the staff

² San Francisco Planning Department, 4716-4722 Mission Street, October 23, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor as part of Case File Number 2006.0094K.

³ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, June 26, 2006. (See Attached)

archaeologist with the San Francisco Planning Department,⁴ no structures were on the project site until the present buildings were moved or constructed between 1900 and 1908. There is a probability of a privy or a well in the rear of the site and it may be impacted by the proposed car lift pit. The project is not expected to affect any CEQA-significant archeological deposits since no human use or occupation is known to have occurred on the project site prior to the construction of the existing structures. Although artifact filled privies/wells from the early 1900's could be impacted by the proposed car lift pit, it is not expected that archeological material from this time and location would be informational and significant under CEQA. Moreover, it is not expected that if there are historical archeological deposits present within the project site, that they would have sufficient data integrity or the requisite demographic associations under CEQA. The proposed project is not expected to affect any prehistoric resources since, if present within the project site, they would probably be at depths below the project's foundation work. Therefore, the proposed project would not have archeological impacts that would be significant under CEQA.⁵

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 21, 2006 to the owners and occupants of properties adjacent to the project site and interested parties. Members of the public have not expressed any concerns in regards to the proposed project.

Conclusion

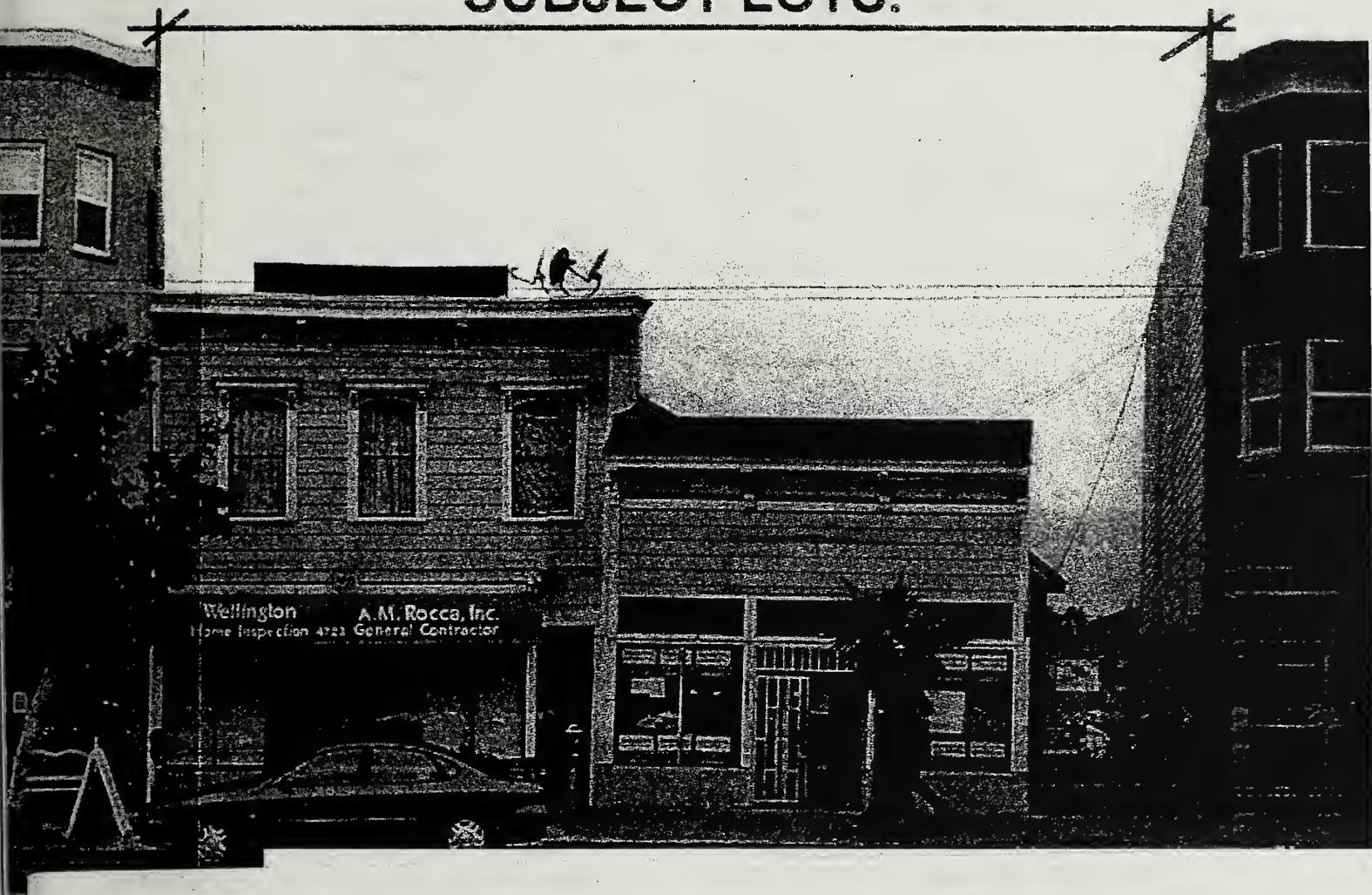
CEQA State Guidelines Section 15332, or Class 32 allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project is appropriately exempt from environmental review.

⁴ Memorandum from Randall Dean, Major Environmental Analysis, San Francisco Planning Department to File 2006.0094E (4716-4722 Mission St.), September 28, 2006.

⁵ *Ibid*

SUBJECT LOTS.



4716-4722 Mission Street



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:	Tim Blomgren	Planning Department Reviewer:
Project Address:	4716-4722 Mission Street	Sophie Middlebrook
Block: 6955 Lot:	014, 015	415-558-6372
Case No.:	2006.0094E	sophie.middlebrook@sfgov.org
Date of Review:	06/26/06	

Preparer / Consultant

Name: Richard Brandi
Company: Carey & Co.
Address: 460 Bush Street, SF
Phone: (415) 773-0773
Fax:
Email:

Owner

Name: Jeffrey Rocca
Company: Tortilla Flats
Address: 4722 Mission Street, SF, 94112
Phone: (415) 239-8915
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a two story building located at 4722 Mission and a one story building located at 4716 Mission in order to construct a 4-story, 8 unit residential building with a ground floor commercial unit on the lot. The two existing structures have a gross total area of 2,845 square feet, and measure 21'-8" high. The proposed structure has a total area of 18,654 sq. feet and will measure 49'-6" in height.

Pre-Existing Historic Rating / Survey

The two existing structures were constructed prior to the 1906 earthquake. Although the County Assessor's records indicate that the buildings were constructed in 1900, the architectural details suggest that the buildings were constructed at an earlier date.

Historic District / Neighborhood Context

The subject property is located on Mission Street, between Ruth and Leo Streets in the Excelsior District. Mission Street at this location is comprised of a high concentration of 2-3 story structures with commercial establishments at ground level, topped by residential units. The two structures located at 4716-4722 Mission Street appear to be the only buildings constructed prior to the 1906 earthquake on either side of the block.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- | | |
|--------------------|--|
| • Event: or | ☐ Yes ☒ No ☐ Unable to determine |
| • Persons: or | ☐ Yes ☒ No ☐ Unable to determine |
| • Architecture: or | ☐ Yes ☒ No ☐ Unable to determine |

- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The two buildings stand as examples of the flat-fronted Italianate style, popular in San Francisco from the 1860's to the 1880's; however, the architectural features of the buildings may not be considered so unique or rare as to make the structures eligible for the California Register as individual landmarks. While each of the two buildings retains aspects of the form, proportion, style, and materials of the Italianate architectural style, including details such as the bracketed cornices, the wood channel siding, and the three single-lite sash windows, the buildings have been altered and lack their historic context due to the development of the surrounding block. The area in which the buildings are currently located does not appear to be a potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The structure located at 4722 Mission Street retains Italianate elements at the second story, such as a projected molded cornice, three single lite sash windows, bracketed window crowns, and drop cove wood siding. The permit history suggests that the building has been significantly altered since its original construction as a single story residence. The building appears to have been raised in 1913, and the added ground floor was converted to a commercial space that was then altered several times by the building's various tenants. Analysis of historic Sanborn maps indicates that the property at 4722 Mission Street was originally located further south on Mission Street and was moved to its current location prior to 1908. The 4700 block of Mission Street does not appear to be eligible for inclusion in a potential historic district, nor are the two properties individually significant based on their remaining architectural details. The two buildings located at 4716 and 4722 Mission Street do not appear to be historic resources for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|---|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date 6-27-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Dan Sirois, Neighborhood Planner, Southwest Quadrant



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0426E - Demolition of single-family dwelling and new construction of a four-story residential building with two dwelling units and three off-street parking spaces.

Location: 3041 Laguna Street, between Filbert and Greenwich Streets

Assessor's Block/Lot: Block 0518; Lot 004

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 1,300 square-foot (sf), one-story-over-garage single-family dwelling with one off-street parking space, and construct a new four-story building with two residential units and an at-grade garage with three off-street parking spaces, totaling approximately 4,136 gross-square-feet (gsf). The existing wood-frame building on the project site was constructed prior to 1900. The Planning Department has determined the existing building is not an historical resource for the purpose of the California Environmental Quality Act (CEQA). See the attached Historic Resource Evaluation Response memorandum.

The proposed project would include two residential units, one of approximately 2,769-gsf and one of 450-gsf. The new building would be approximately 40 feet in height. The top floor would be set back approximately 15 feet from the front façade so the building would be approximately 30 feet in height at the street frontage. The 2,175-sf project site (Assessor's Block 0518, Lot 004) is located on the west side of Laguna Street between Filbert and Greenwich Streets in San Francisco's Cow Hollow neighborhood. The site is zoned RH-2 (Residential House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Toby Morris, Kerman Morris Architects, LLP, (415) 749-0302, representing property owners, Tim and James Gallagher.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS: See next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

January 11, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

DOCUMENTS DEPT.

cc: Toby Morris, Project Contact
Glenn Cabrerros, Neighborhood Planning, Northwest Team
Historic Distribution list
Sue Hestor, Attorney-at-law

Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site would not be considered an historical resource pursuant to CEQA.¹ The existing building is a one-story over garage wood frame single-family dwelling constructed prior to 1900. Through the project sponsor, supplemental historic information regarding the property history was provided to the Planning Department.² The building's structure and history were evaluated according to the California Register Criteria of Significance. The building was originally built and owned by Robert Brotherton, a well-known carpenter/builder. There is no evidence that either Brotherton or his wife Sophie, who was well-known in San Francisco society at the time, ever resided at the property, and it was likely a rental property. There do not seem to be any other associations with either events or persons that would qualify the subject building for listing on the California Register. Therefore, 3041 Laguna Street does not meet the criteria for listing under Criteria 1 or 2, Events or Persons. Based on the architectural styles of buildings on the same block with a similar footprint on the historic Sanborn maps, the original style of the building was likely Italianate. The subject building may have had Italianate detailing similar to the adjacent property at 3055 Laguna Street. However, it has been altered several times, and those architectural features no longer remain. Therefore, the building does not meet the criteria for listing on the California Register of Historic Places with respect to Criteria 3, Architecture. Although the building retains integrity with respect to location, it was determined not to retain integrity of design, materials, workmanship, setting, feeling, or association. For the above reasons, the Planning Department determined that the building at 3041 Laguna Street is not an historical resource pursuant to CEQA.³

According to the Historic Resource Evaluation Response (HRER), the existing structure is located within a potential California Register historic district in the Cow Hollow/Marina neighborhood. There is a high concentration of buildings constructed prior to 1900, when the area was developed from farmland into an urban environment. Architectural harmony exists among the houses and flats in the neighborhood. Therefore, consideration must be given to potentially significant impacts to off-site historical resources resulting from the new construction on the project site.⁴

The Planning Department found the proposed new construction at 3041 Laguna Street to be sensitive to the off-site historical resources in the area. Many buildings within this potential historic district are two-stories tall. The proposed building would be four stories in height, but both of the buildings adjacent to the subject property are three-stories tall. To address this, the fourth floor of the new construction would be set back 15 feet from the front façade and would be partially hidden by a three-foot parapet. Also, many of the buildings within the potential historic district are not constructed at the front property line and feature side yard setbacks. The two buildings adjacent to 3041 Laguna Street are constructed to the front property line. The proposed building would be constructed to the front property line, but, in keeping with the pattern of the proposed historic district, would feature a four-foot, two-inch setback on the south side. Additionally, the 12-foot garage opening and access door would be recessed two feet from the front plane of the building. The materials, proportions, massing and siting of the new structure would be in keeping with the historic neighborhood pattern and character without conveying a sense of false historicism. For these reasons, the Planning Department determined that the proposed building would not have adverse impacts on the potential historic district.⁵ No further review regarding historic resources for this property is required.

¹ Historic Resource Evaluation Response Memorandum from Tara Sullivan-Lenane, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. December 12, 2006. Attached.

² KDI, Historic Report for 3041 Laguna Street. March 14, 2006. This information is available for review, by appointment, at 1660 Mission Street, San Francisco, as part of Case No. 2006.0426E.

³ Sullivan-Lenane (2006).

⁴ Ibid.

⁵ Ibid.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant impact on an historical resource. The project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from further environmental review under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of one single-family residence. The proposed project would result in the demolition of one single-family residence, and therefore, would be exempt under Class 1.

The proposed project would involve the construction of a 4,136-sf, four-story structure with an at-grade garage and two residential units. The smaller dwelling unit would be located on the garage level. The other residence would occupy the top three floors of the structure. Three off-street parking spaces would be provided in the garage. CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex, or similar multi-family residence, not to exceed six units in an urbanized area. Therefore, the proposed construction would be exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classifications.



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MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 3041 Laguna Street
Block: 518 Lot: 004
Case No.: 2006.0426E
Date of Review: 12/12/06
(1st review: 07/31/06)

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:
Company: KDI
Address: 855 Folsom Street, Suite 106
San Francisco, CA 94107
Phone: 415-341-8890
Fax: 415-341-1365
Email:

Owner

Name: Tim & James Gallagher
Company:
Address: 4241 25th Street #B
San Francisco, CA 94114
Phone: 415-648-4804
Fax:
Email: achillbeg@aol.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story-over-garage single-family residence; and
- The construction of a new three-story-over-garage residential building with two dwelling units.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

3041 Laguna Street is located between Filbert and Greenwich Streets in the southeast portion of the Marina neighborhood known as Cow Hollow in San Francisco. It is surrounded by residential land uses and is within an RH-2 District and a 40-X (House, Two-Family) Height and Bulk District.

The area is characterized by small-scale homes and flats, most of which were constructed prior to 1900. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Italianate and Contemporary. There are several dozen buildings in the immediate vicinity of 3041 Laguna Street that were included in the 1976 Citywide Architectural Survey and are in *Here Today*, including 3029-3031 Laguna Street, located two buildings to the south of the subject property. It should be noted that the buildings immediately adjacent to 3041 Laguna Street have been altered.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

3041 Laguna Street is a one-story-above-garage house constructed prior to 1900. Square in form, the building is unadorned and features a plain stucco façade treatment. A square bay with a small Spanish-tiled roof and a single window opening sits in the center of the front façade. The ground floor features a red-and-brown brick façade treatment, with a large garage opening beneath the projecting bay on the first floor. The brick treatment carries over to the entry stair and door surround, which is located on the northern side of the building. The front entrance door features a wood-paneled door in a 1950's style, and there is an arched canopy over the opening. There is a deep setback on the southern side of the building that features the same plain stucco treatment as the remainder of the building. There is a simple horizontal band at the cornice line. The rear of the building features a plain façade treatment, a one-story addition, and modern windows.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. There are no construction records for 3041 Laguna Street but the building does appear on the 1899 Sanborn map in its present configuration. The original style was likely Italianate, based on buildings located on the same block that appear on the 1899 Sanborn Map which share a similar footprint as 3041 Laguna Street, such as 3055 Laguna Street (B/L: 518/002), located two blocks to the north of the subject building. (3055 Laguna Street was listed in the 1976 Architectural Survey). While simple in detailing, 3055 Laguna Street retains many of its original Italianate features, including clapboard façade treatment, entrance surround, and curved bay window. 3041 Laguna Street may have originally had similar details; however, due to several alterations, 3041 Laguna Street today does not have any Italianate features and therefore does not meet Criteria 3. Further, the alterations to 3041 Laguna have not gained significance and do not in themselves cause the building to meet Criteria 3.

Robert Brotherton, a well-known carpenter/builder who was also the original owner of the property, built 3041 Laguna Street. Robert Brotherton's biography was included in *The History of the San Francisco Bay Region*, by Bailey Millard (published in 1924). Robert Brotherton's wife, Sophie Brotherton, was well known in San Francisco society and listed in *Our Society Blue Books* and in the *San Francisco Examiner*. However, there are no records that either Robert or Sophie Brotherton ever resided in 3041 Laguna Street; it was likely a rental property. Records have not revealed any other persons who are associated with events that have made a significant contribution to the broad patterns of history, and therefore the 3041 Laguna Street does not meet Criteria 1 or 2.

3041 Laguna Street does not appear to contribute to a potential California Register historic district. Although the immediate Cow Hollow/Marina neighborhood contains a high concentration of buildings that are listed in *Here Today* and in the 1976 Citywide Architectural Survey which indicates the existence of a potential district based on shared architectural characteristics, 3041 Laguna does not possess architectural or historic value to contribute to this potential district. The majority of the buildings in a potential Cow Hollow historic district were constructed prior to 1900 and are early examples of this portion of San Francisco transitioning from farmland/cow pastures into an urban city. The predominant architectural style of these early buildings is Italianate, and they are typically cottages that feature simplified details. 3041 Laguna Street does meet several characteristics of this potential historic district, namely its construction date, footprint and scale of the structure, but because of major alterations, any character-defining features that would cause the building to contribute to a potential historic district have been lost. As such, 3041 Laguna Street does not contribute to a potential historic district in this portion of the Marina neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☐ Retains	☒ Lacks
design	☐ Retains	☒ Lacks	feeling	☐ Retains	☒ Lacks
materials	☐ Retains	☒ Lacks	association	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

3041 Laguna Street does not retain a high degree of integrity, having undergone major exterior alterations during its lifetime. Historic details such as the roofline, (possible) cornice, entrance, and window sashes have been removed. Apparent alterations include the installation of a modern façade treatment. Records show that this treatment was likely done in 1947, when a permit was issued to re-clad the ground floor and replace the entrance stairs with brick and to install other 'finishing'. The building does retain its integrity of location, as records show that the building has had the same footprint since it first appeared on the 1899 Sanborn map. Due to the fact that there have been major alterations to the building, it does not retain any integrity of design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 3041 Laguna Street is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 3041 Laguna Street is not a historic resource.

3.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

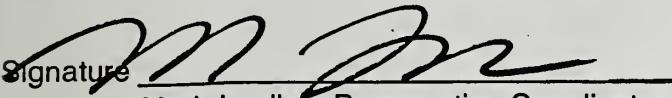
☐ Yes ☒ No ☐ Unable to determine

The revised project to construct a new residential building at 3041 Laguna Street will not have an adverse impact on a potential California Register historic district located in this portion of the Cow Hollow/Marina neighborhood. As noted above, the area contains a high concentration of buildings that were constructed before 1900, when the area was developed from farmland into an urban environment, and there is considerable architectural harmony among the houses and flats in the neighborhood.

The proposed design of the new structure at 3041 Laguna Street is sensitive to the historic resources in the area. Buildings in this neighborhood are no higher than 3 stories, including a garage floor. The majority of the buildings that are eligible for a potential California Register historic district typically are two stories in height. The buildings located to either side of 3041 Laguna Street are three stories. While the proposed project is four stories, including a garage floor, the fourth floor has been setback from the front façade 15 feet, will be located behind a 3 foot high parapet, and will extend 6 feet above the parapet, all reducing the visibility of this floor.

Many of the buildings in the proposed historic district are not constructed at the front property line and feature side setbacks. It should be noted that the two adjacent buildings to 3041 Laguna Street are constructed to the front property line. The proposed building will be constructed at the front lot line, and will feature a 4'-2" setback at the southern side, matching the side setback at 3035 Laguna Street and is in keeping with the pattern of the proposed historic district. Further, the ground floor will feature an approximately 12-foot wide garage and access door opening, which is recessed 2 feet from the front plane of the building. The design of the new building is purposely modern and does not convey any sense of false historicism. However, the materials, proportions, massing, and siting of the proposed building are in keeping with the historic neighborhood pattern and character and will not have any adverse impacts on the potential historic district in this portion of the Cow Hollow/Marina neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 12-13-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

ADJACENT BUILDING

SUBJECT PROPERTY:

ADJACENT

SOUTH OF SUBJECT

3041 LAGUNA ST.

NORTH OF

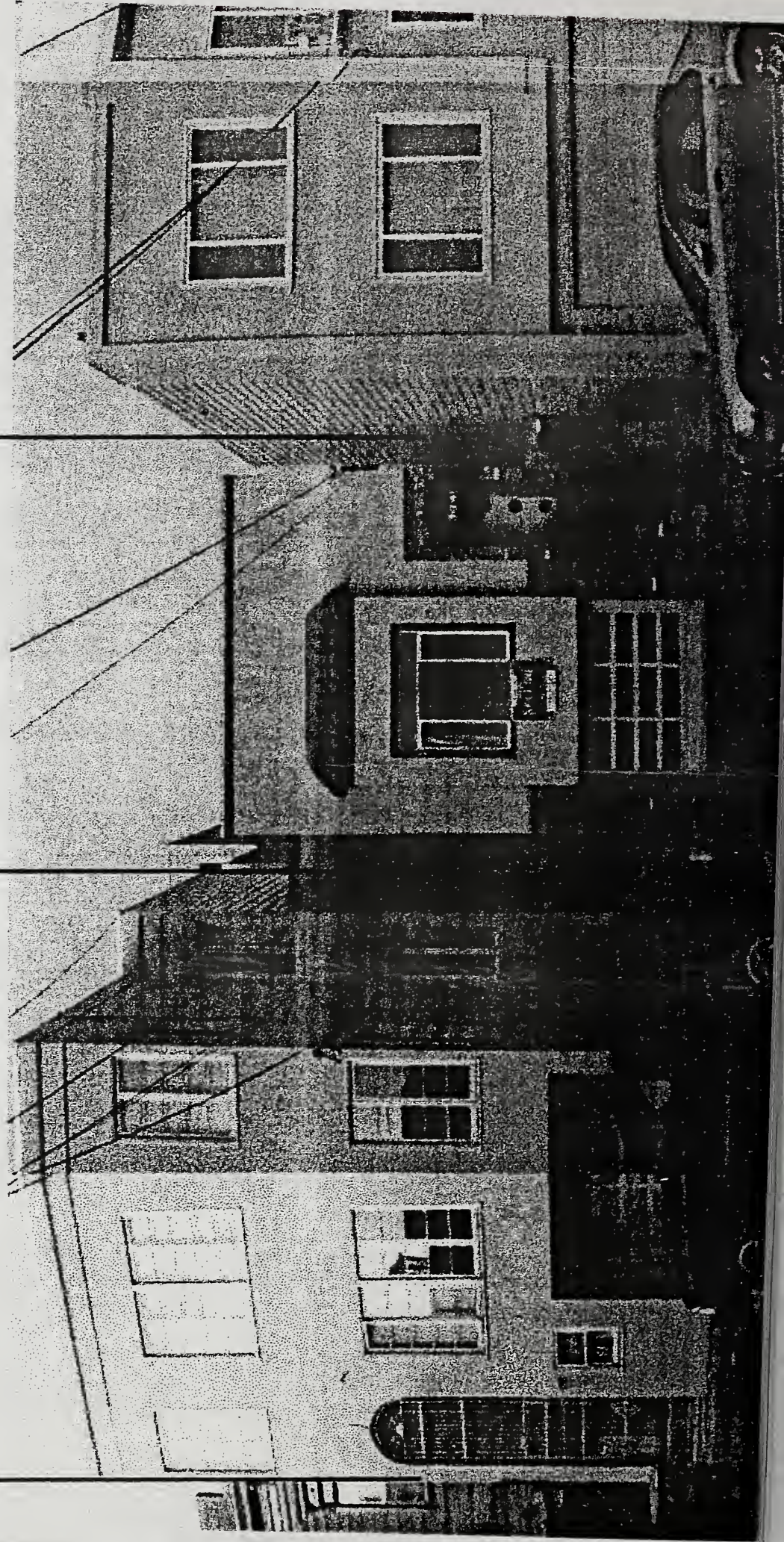
PROPERTY: BLOCK 0518 /

BLOCK 0518 / LOT 004

PROPERTY: B

LOT 005

LOT





PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1063E – Over-clad existing exterior marble elevations on 25-story office building
Location: 120 Montgomery Street, between Bush and Sutter Streets
Block and Lot: Block 0289; Lot 005
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is located on the east side of Montgomery Street between Bush and Sutter Streets in the Financial District. The 428,295 square-foot, 25-story, Equitable Life Building at 120 Montgomery Street is within a C-3-O (Downtown Office) Zoning District and a 350-S Height and Bulk District. The building is approximately 320 feet in height with no off-street parking. The Equitable Life Building was built in 1955 and is a Unrated-Category V Building under the Downtown Area Plan and *Planning Code* Article 11. The proposed project consists of over-cladding the existing exterior marble panels of the office building with crystallized glass panels to prevent further deterioration and failing of the exterior marble panels. Marble fragments continue to deteriorate and are falling to the sidewalk and adjacent properties below and currently poses a safety hazard. A protective walkway has been erected along the sidewalk to shield pedestrians from falling debris. No other changes to the building are proposed.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Michael J. Burke, Representative

Telephone: (415) 777-2727

EXEMPT STATUS:

☒ Categorical Exemption Class 31[State CEQA Guidelines Sections 15331]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 558-5983

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

January 11, 2007

Paul Maltzer
Environmental Review Officer

cc: Michael Burke, Project Contact
April Hesik, NE Quadrant
Adam Light, NE Quadrant
Supervisor Aaron Peskin

Historical Preservation List
Bulletin Board
M.D.F.
Exemption / Exclusion File

DOCUMENTS DEPT.

JAN 16 2007

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Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation (HRE), 120 Montgomery Street appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture), and retains sufficient integrity to convey its historical significance.¹

The subject building is a 25-story office building, built between 1953 and 1955. The building was designed in the Corporate Modern style, typical of tall office buildings of this time period. The proposed project would alter the building's exterior by over-cladding the existing marble. The Equitable Life Building is not located within the boundaries of a Historic District or Conservation District, although the Pine-Sansome Conservation District is located one half-block to the north and the Kearny-Market-Mason-Sutter Conservation District is located one half-block to the west. However, there are several individually significant historical resources located in the vicinity of the site. These include the adjacent buildings at 130 Montgomery (the Title Insurance and Guaranty Company Building) and 225 Bush Street (the Standard Oil Building), both of which are listed as Category I Significant Buildings in Article 11 of the *Planning Code*.

The Equitable Life Building has had a long history of problems associated with the building's exterior marble cladding. The existing exterior materials include one-inch-thick Vermont marble panels that have been pinned and grouted against concrete walls; stainless steel window frames and mullions; and stamped aluminum panels between the clear glass windows. Documented as early as 1958, the exterior of the building has been the subject of consistent materials failure due to the fact that the marble was grouted to the exterior concrete walls before the concrete had time to cure; the pin connections were improperly designed; and the thickness of the existing marble may not have been the proper choice of material. In the 1970s, steel buttons and anchors were installed in the marble panels in an attempt to limit spalling.

The proposed project would stabilize the existing marble in place and add a new crystallized glass material over the marble portions of the façade. The existing marble would be bolted and secured to the building's concrete frame. The structural glass material is composed of crushed glass, formed under pressure with synthetics. The new material would be placed over the existing marble and would have a similar visual quality to the existing marble. The new exterior façade system would project beyond the existing mullions and would solve the issues with the existing façade. The stainless steel mullions and sculptural aluminum panels will remain unaffected by the proposed project.

Because the existing building is considered a historical resource under CEQA, the proposed project is required to comply with the *Secretary of the Interior's Standards for the Treatment of Historical Properties*, which provides guidance for reviewing proposed work to historic properties. Planning Department staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Consequently, the proposed project would not result in an adverse impact on a historic resource.

CEQA State Guidelines Section 15331, or Class 31, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The existing marble exterior on the Equitable Life Building at 120 Montgomery Street has been the subject of consistent materials failure due to the fact that the marble was grouted to the exterior

¹ Memorandum from April Hesik, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 18, 2006 (see attached).

concrete walls improperly. Consequently, marble fragments are falling to the sidewalk and to adjacent properties below, posing a public safety concern. The proposed project would prevent further deterioration and failing of the exterior panels, and because there would be no impact to surrounding historic resources or districts; the project is exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 120 Montgomery Street

Block: 0289 Lot: 005

Case No.: 2006.1063E

Date of Review: December 18, 2006

Planning Department Reviewer:

April Hesik

(415) 558-6602

april.hesik@sfgov.org

Preparer / Consultant:

Name: Michael J. Burke

Company: Ellman, Burke, Hoffman & Johnson

Address: 601 California Street, 19th Floor, San Francisco, CA 94108

Phone: (415) 777-2727

Fax: (415) 495-7587

Email: mburke@ellman-burke.com

Owner:

Name: Hanns Lee

Company: 120 Montgomery Associates c/o Hines

Address: 101 California Street, Suite 1000, San Francisco, CA 94111

Phone: (415) 982-6200

Fax: (415) 399-1442

Email: hanns_lee@hines.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to over-clad the existing exterior marble elevations of the 25-story office building at 120 Montgomery Street with crystallized glass panels. The existing exterior materials include one-inch-thick Vermont marble panels that have been pinned and grouted against concrete walls; stainless steel window frames and mullions; and stamped aluminum panels that occupy spandrel space between the clear glass windows. The existing marble panels are failing because they were grouted against the exterior concrete walls before the concrete had time to cure and because the pin connections were improperly designed. In addition, deterioration can be attributed to the inherent weakness of relatively thin marble panels. Beginning in the 1970s, steel buttons and anchors were installed in the marble panels in an attempt to limit spalling. However, the marble has continued to deteriorate and currently poses a safety hazard. Marble fragments are falling to the sidewalk and adjacent properties below. The previous building owner erected a temporary protective walkway along the sidewalk to shield pedestrians from falling debris.

The over-cladding proposal will be accomplished by anchoring new crystallized glass panels to the façade. A new continuous Breathable Membrane Fabric will be applied to restrain the existing marble and any pieces that might spall off in the future. To support the glass panels, a stainless steel angle will be bolted into the building going through the fabric, existing marble, grout setting bed, and directly into the concrete structure. The new crystallized glass panels will have a light tone that is consistent with the existing visual character of the building and will match the existing joint patterns. Whereas the stainless steel window mullions currently project approximately 3" beyond the existing marble panels, the crystallized glass panels will project 1-1/4" to 2" beyond the stainless steel mullions due to the requisite thickness of the panel assembly.

Pre-Existing Historic Rating / Survey:

- 120 Montgomery Street is an Unrated Building-Category V under the Downtown Area Plan and Planning Code Article 11.

Historic District / Neighborhood Context:

120 Montgomery Street is located in San Francisco's Financial District, at the northeast corner of Montgomery and Sutter Streets. The building is within a C-3-O (Downtown Office) Zoning District and a 350-S Height District. The neighborhood context consists of office buildings ranging in height from 6 to 43 stories. Building styles are mixed, and construction dates range from the early nineteenth century through the 1980s. Structures adjacent to 120 Montgomery Street include the Title Insurance and Guaranty Company Building at 130 Montgomery, a six-story office building constructed in 1930; 1 Sansome Street, a 41-story office building constructed in 1983; 180 Montgomery Street, a 25-story office building constructed in 1978; and the Standard Oil Building at 225 Bush Street, a 22-story office building constructed in 1948.

120 Montgomery is not located within the boundaries of a Historic District or Conservation District, although the Pine-Sansome Conservation District is located one half-block to the north and the Kearny-Market-Mason-Sutter Conservation District is located one half-block to the west. However, there are several individually significant historical resources located in the vicinity of the site. These include the adjacent buildings at 130 Montgomery (the Title Insurance and Guaranty Company Building) and 225 Bush Street (the Standard Oil Building), both of which are listed as Significant Buildings-Category I in Article 11 of the Planning Code. Other historical resources in the vicinity include 105 Montgomery Street, constructed in 1910 and listed in the Citywide Architectural Survey; 149 Montgomery, a Category I Building constructed in 1921; 235 Montgomery Street, a Category I Building constructed in 1927; the Mills Building at 220 Montgomery Street, a Category I Building originally constructed in 1891; 110 Sutter Street, a Category I Building constructed in 1906; 111 Sutter Street, a Category I building constructed in 1926; and the 1917 Hallidie Building at 130 Sutter Street, which is City Landmark No. 37 and a Category I Building.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes, Period of significance: N/A

Notes: Designed by architect Wilbur D. Peugh and built between 1953 and 1955, 120 Montgomery Street was historically known as the Equitable Life Building. According to research conducted by

Page & Turnbull, 120 Montgomery Street appears eligible for individual listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture). The building was not found to be eligible under Criterion 2 (Persons) because research did not reveal an intimate association with the lives of persons important to history.

Criterion 1 (Events): 120 Montgomery Street was the first high-rise building constructed in San Francisco after World War II. When built, it was the largest and tallest office building in San Francisco. The building was prominently featured in architectural journals, which focused on its engineering feats and aesthetic characteristics, and local newspapers, which conveyed day-to-day construction and real estate-related information. The building was probably the first example of the "Corporate Moderne" style of architecture in San Francisco, which is described below. In addition to its aesthetic qualities, 120 Montgomery Street was also the first commercial building in San Francisco designed in accordance with the city's 1948 seismic code. 120 Montgomery was also noted for its operator-less elevators and prominent roof sign, and was the first major building in San Francisco to be fully air-conditioned.

Criterion 3 (Architecture): 120 Montgomery Street appears eligible for listing under Criterion 3 because it embodies the distinctive characteristics of the "Corporate Moderne" style of architecture, and also embodies the distinctive characteristics of a method of construction, particularly as related to innovations in seismic strengthening after World War II.

120 Montgomery Street was the last project of architect Wilbur Peugh (1897-1953), who died unexpectedly at the age of 56 during its construction. (The project was completed under the direction of his successors, Loubet and Glynn). Born in Kelseyville, California, in 1897, Peugh's career spanned the pre-War era characterized by the Moderne style and the post-War era in which the International Style dominated. Early in his career in the late 1920s, Peugh developed a working relationship with San Francisco financier and real estate developer Louis Lurie, for whom he designed a number of commercial buildings. Peugh's pre-War projects were influenced by the Art Deco and Moderne styles and include the Title Insurance and Guaranty Company Building at 130 Montgomery (1930), which adjacent to 120 Montgomery Street; the Pacific National Bank Building at 333 Montgomery (1930); the West Portal Branch of the San Francisco Bank (1935-36); the Lurie Building at 417 Montgomery (1936); and the Film Exchange Buildings at 245-259 Hyde Street. After the War, Peugh was additionally influenced by contemporary architectural trends, including the International Style. Post-War projects included the Sears, Roebuck and Company Building on Geary Boulevard; the United Airlines buildings at the San Francisco Airport; the Standard Oil Company plant in Richmond; the State Department of Public Health buildings in Berkeley; the Pacific Mutual Life Building, formerly at 600 Montgomery Street; and the Equitable Life Building at 120 Montgomery Street.

120 Montgomery Street embodies a transitional building style that blended elements of the Streamline Moderne and International Styles. Designed with a two-part vertical composition, the building features a tower that rises from a two-story base and recalls the monumentality of Classical forms: the overall effect is of a plinth surmounted by tall, slender columns. Traditional and contemporary materials are juxtaposed on the exterior of the building: white Vermont marble cladding alternates with mass-produced stainless steel mullions, aluminum windows, and aluminum spandrels. On the tower, vertical strips of marble cover the structural columns while aluminum window groupings framed by stainless steel mullions span the openings. Between the windows are sculptural aluminum spandrels detailed with a three-dimensional "folded-plate" design that is reminiscent of Art Deco and Streamline Moderne styles.

120 Montgomery Street also embodies the distinctive characteristics of post-War high-rise construction, particularly with regard to innovations in seismic strengthening. The project engineers, F.W. Kellberg & Associates, implemented many innovative engineering solutions to meet with seismic requirements. The concrete-encased steel columns were tapered from the ground to the top of the building; exterior columns and innovative butterfly beams provided lateral support on the lower floors; and steel members were bolted rather than welded.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: 120 Montgomery Street retains all seven aspects of integrity and conveys its significance as a historical resource. The building is located on its original place of construction, and retains most of its original design, materials, and workmanship. With the exception of some changes to the main entrance, including the addition of granite cladding, there appear to have been very few exterior alterations. The building's Financial District setting has not been compromised, despite the subsequent construction of several high-rises in the immediate vicinity in the 1970s and 1980s. 120 Montgomery Street expresses the feeling of a mid-century office building, and the association between the building's physical form and its historical significance is apparent.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☐ Category B
☒ Category C

Notes: 120 Montgomery Street is a historical resource for purposes of CEQA. As described above and in the Historic Resource Evaluation prepared by Page & Turnbull, 120 Montgomery Street appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture) and retains sufficient integrity to convey its historical significance.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See explanation below of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

Page & Turnbull has determined, and the Planning Department concurs, that the Rehabilitation Standards are the most appropriate treatment option for the proposed project. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, or additions while preserving those portions or features which convey its historical, cultural, or architectural value." The Rehabilitation Standards emphasize the retention and repair of historic materials, but provide more latitude for replacement than the Preservation Standards because it is assumed that the property is more deteriorated prior to work. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

In this case, the Rehabilitation Standards are appropriate due to the extensive and long-term deterioration of the existing marble panels. The project sponsors have conducted studies to determine the most appropriate method of repairing the exterior of building consistent with the Rehabilitation Standards. After consulting with Page & Turnbull and seeking input from the Foundation for San Francisco's Architectural Heritage and the Planning Department, they have determined that the most appropriate solution is to stabilize the existing marble in place by bolting it to the building's concrete frame and over-cladding the panels with crystallized glass panels that match the existing marble panels in dimension and color. For the reasons explained below, the Planning Department concurs that this proposal is consistent with the Rehabilitation Standards.

Rehabilitation Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Discussion: The project is consistent with Standard #1 because 120 Montgomery Street will continue its historical use as an office building.

Rehabilitation Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Discussion: The project is consistent with Standard #2 because the historic character of 120 Montgomery Street will be retained and preserved to the extent possible, taking into account economic and technical feasibility. The existing aluminum windows, sculptural spandrels, and stainless steel mullions will be retained and preserved. The existing marble, however, is severely deteriorated and cannot feasibly be restored.

The project sponsors have conducted studies to determine the most appropriate treatment for the façade. In order to retain the existing marble facade, numerous additional holes would have to be drilled in the marble to allow for the application of stainless steel buttons and anchors. (The panels already contain buttons and anchors that were installed as part of stabilization efforts beginning in the 1970s.) However, this solution would not fully address the continued degradation of the marble, which would continue to spall over time. In light of the inherent weakness of the existing marble, the two long-term solutions are to either remove the marble and replace it with a comparable material, or to secure the marble in place and over-clad it with new material.

The project sponsors have determined that removing the existing marble and replacing it in-kind is technically and economically infeasible due to the hazards and nuisances associated with the removal of the marble panels. The panels would have to be removed by jackhammer in small

sections. The work would have to be contained because the hammering would likely create silica dust, a carcinogen. The work would also likely necessitate the displacement of existing commercial tenants for extended periods of time. It is estimated that the removal of the marble panels would take approximately one year to complete and could cost over \$4,000,000, inclusive of scaffolding costs. (See Letter from Matt Dutrow, Western Waterproofing Company, to William Birdsey, Hines, dated December 8, 2006, in case file).

In light of the technical and economic infeasibility of securing the existing marble with bolts or removing it entirely, the project sponsors have proposed to over-clad the existing marble with crystallized glass panels that are similar in visual quality, texture, and color to the existing material. This proposal will retain the existing character of the building to the extent feasible. The specific visual characteristics of the crystallized glass panels are discussed in connection with Standards #6 and #9, below.

Rehabilitation Standard #3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Discussion: The project is consistent with Standard #3 because the creation of false history or addition of conjectural features will not be undertaken. The proposed project has been designed to accommodate the building's existing fabric. Although the new crystallized glass material will be designed and manufactured to match the existing marble, it will be clearly differentiated from the historic marble panel system. The new system is sensitive to the building's historic appearance, yet differentiated from it.

Rehabilitation Standard #4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Discussion: The project is consistent with Standard #4 because it does not call for changes to the building that have acquired historic significance in their own right.

Rehabilitation Standard #5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Discussion: The project is consistent with Standard #5 because distinctive materials, features, finishes, and construction techniques will be preserved to the extent feasible. The existing aluminum windows, sculptural aluminum spandrels, and stainless steel mullions will be preserved and restored. Although the proposed panels would obscure the existing marble, the marble will be retained in place and could conceivably be restored at a later date (see Standard #10, below).

Rehabilitation Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Discussion: The project is consistent with Standard #6. As discussed above, it has been determined that the removal and replacement of the exterior marble would be costly and potentially hazardous;

other schemes, including repairing the marble panels in place, would not resolve current deterioration and safety issues. In consultation with Page & Turnbull, the project sponsors have examined several options for over-cladding materials that would resolve the deterioration and spalling issues and would be visually compatible with the building. In addition to crystallized glass, the project sponsors have examined marble, granite, limestone, ceramic tile, metal panels, laminated glass, metal mesh, and Trespa, a lightweight synthetic panel. With the exception of marble and crystallized glass, none of the materials options retain the existing visual character of the façade. Although new one-inch-thick marble panels would provide the closest replacement (even though the existing marble cannot be matched exactly), new marble panels would have many of the same durability problems as the existing marble. Moreover, the additional weight would adversely impact the building's seismic performance. Finally, the requisite one-inch thickness of the panels would have a visual impact on the façade because it would project beyond the existing mullions. Crystallized glass, on the other hand, is a highly durable, lightweight material that would not impact the building's seismic performance. Although the crystallized glass material is distinguishable from the existing marble, it would be custom-manufactured to match the existing marble's size, scale, color, and joint pattern. In addition, unlike marble, the glass panels have a relatively thin assembly that will minimize their projection beyond the existing steel mullions (for further discussion of this issue, see Standard #9, below.) Planning staff has reviewed on-site mock-ups of the proposed panels and concurs that crystallized glass panels in a light tone with a moderate sheen are an appropriate over-cladding material for the building given the technical infeasibility of using marble panels.

Rehabilitation Standard #7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Discussion: The project is consistent with Standard #7 because the project sponsor will use the gentlest chemical or physical treatments possible. Treatments that cause damage to historic materials will not be used. Planning staff has examined samples of the restored aluminum windows and spandrels and stainless steel mullions and has concluded that the methods to clean these features are appropriate and will not harm these materials.

Rehabilitation Standard #8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Discussion: The project is consistent with Standard #8. It will not require any foundation or underground work and is unlikely to disturb any archaeological resources.

Rehabilitation Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Discussion: The project is consistent with Standard #9. Exterior alterations will be limited to the installation of new crystallized glass panels. As explained above, the proposed project will stabilize

the existing marble panels through new structural tiebacks and the installation of a fabric membrane, which will secure each marble panel to the building's concrete frame. The marble panels, which characterize the property, will be largely retained beneath new the over-cladding. The new cladding system will be designed in a manner that is visually consistent and compatible with the existing marble. However, due to the technical limitations inherent in the thickness of the over-cladding assembly, the new over-cladding materials will project 1-1/4" to 2" beyond the existing stainless steel mullions that frame the window groupings, thereby altering one of the details that characterizes the building. The stainless steel mullions currently project an average of approximately 3" beyond the existing marble panels. The proposed over-cladding solution will thus "reverse" the projection, with the crystallized glass panels projecting beyond the mullions. To retain the current projection of the mullions, the existing marble panels would have to be removed or over-cladding material with a thinner assembly would have to be used. As discussed above, removing the existing marble is not technically or economically feasible. Over-cladding materials with thinner assemblies that would not project beyond the mullions include ceramic panels, Trespa, metal panels, or metal mesh. However, each of these materials would radically change the visual character of the building. In light of the technical and economic infeasibility of retaining the current mullion projection and using a visually compatible over-cladding material, the use of crystallized glass panel assemblies and the resultant change to the projection detail is consistent with Standard #9.

Rehabilitation Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion: The project is consistent with Standard #10 because the new cladding system has been designed to maintain the existing marble panels in place. It has been designed in a manner that if removed in the future the existing marble will be preserved and the essential form and integrity of the property will be unimpaired. The crystallized glass panels and Breathable Fabric Membrane will not be adhered to the building, but will be held in place by two or three bolts per panel. The over-cladding and membrane could thus be completely removed. The proposal will leave additional drill holes in the panels, but these could be patched according to conservation standards. (See Letter from Warren Carpenter, Kendall/Heaton Associates to William Birdsey, Hines, dated December 8, 2006, in case file.)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As described above, 120 Montgomery Street is adjacent to two historical resources: the Title Insurance and Guaranty Company Building at 130 Montgomery and the Standard Oil Building at 225 Bush Street. 120 Montgomery is also in the vicinity of several historically significant buildings,

including the following: 105 Montgomery Street; 149 Montgomery Street; 235 Montgomery Street; 220 Montgomery Street; 110 Sutter Street; 111 Sutter Street; and 130 Sutter Street.

The proposed stabilization of the existing marble panels and over-cladding with crystallized glass panels at 120 Montgomery Street will not have an adverse effect on any of these nearby historical resources. The project will not result in any physical impacts to the resources and will not compromise their setting.

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date:

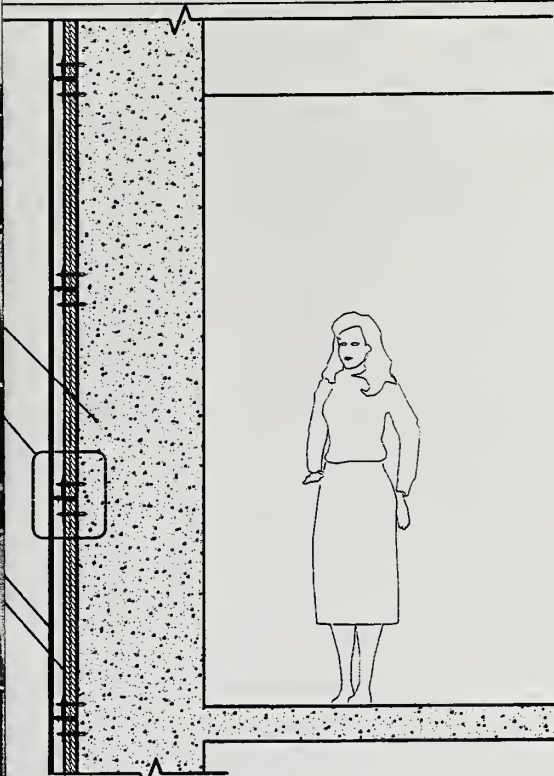
12-22-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

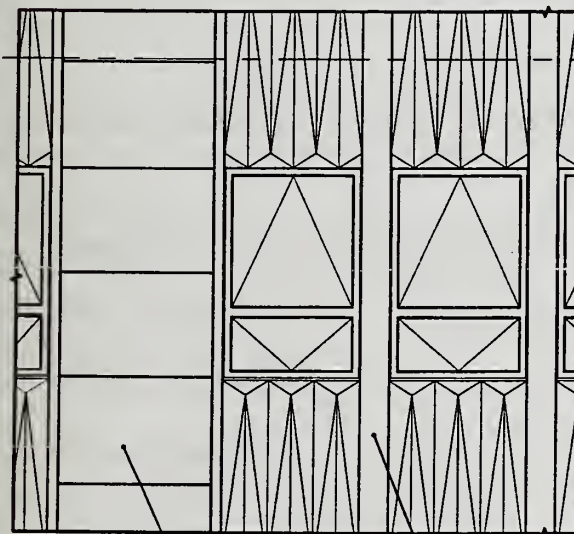




PERSPECT



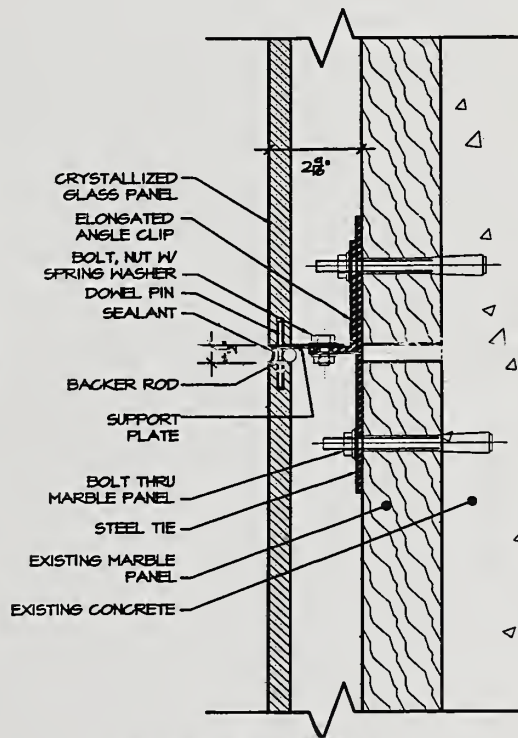
TYPICAL WALL SECTION AT COLUMN
1'-0"



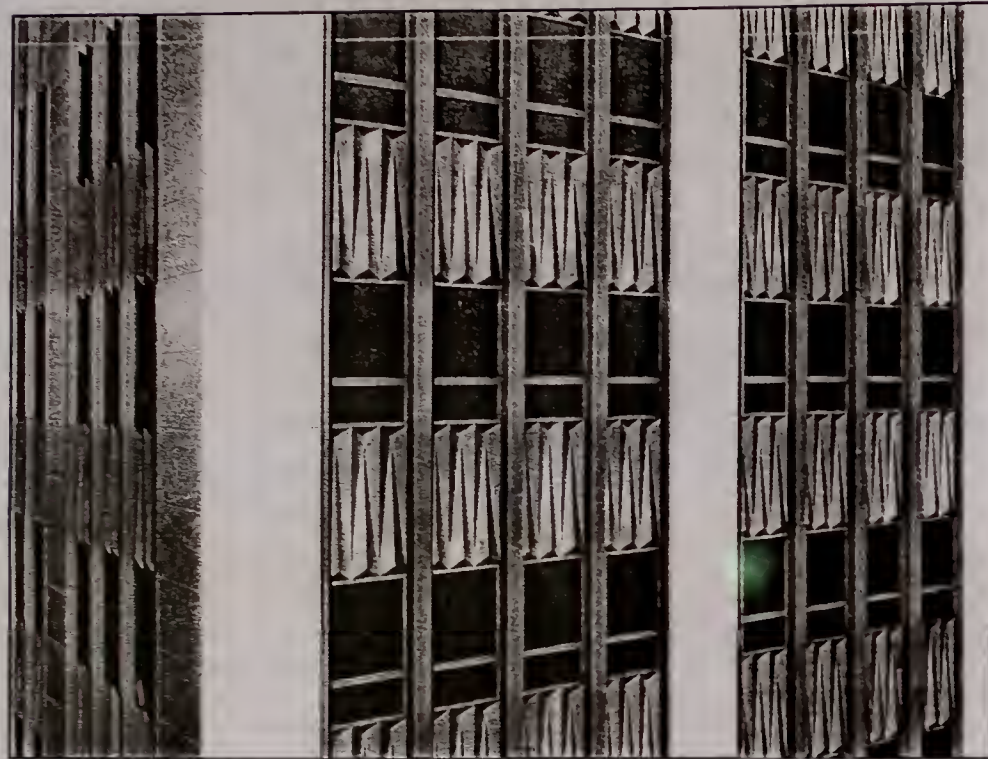
CRYSTALLIZED
GLASS PANEL

EXISTING
STAINLESS STEEL
MULLION

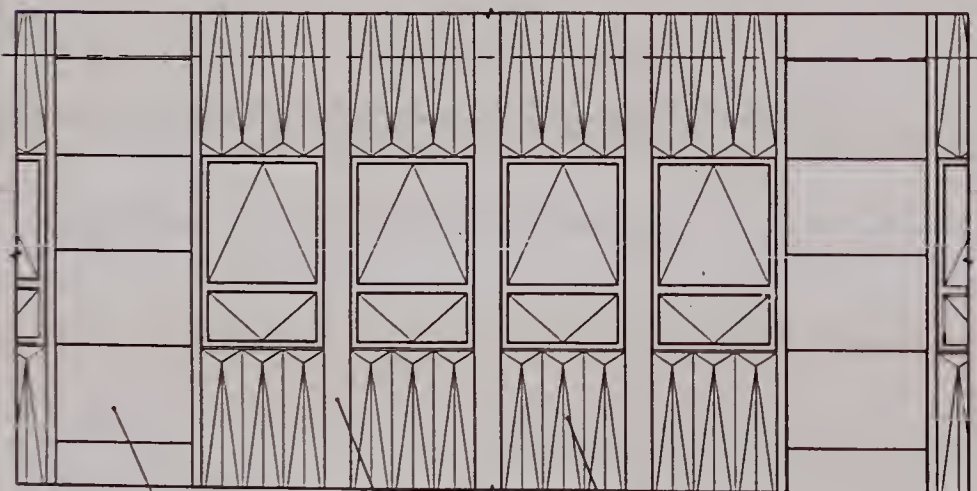
TYPICAL FOUR WINDOW BAY



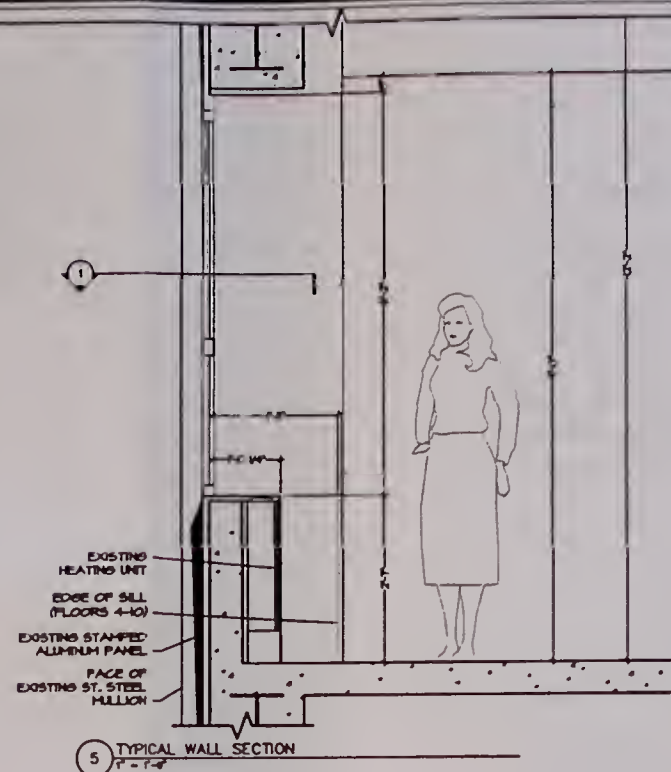
3 TYPICAL PANEL SECTION DETAIL
6" = 1'-0"



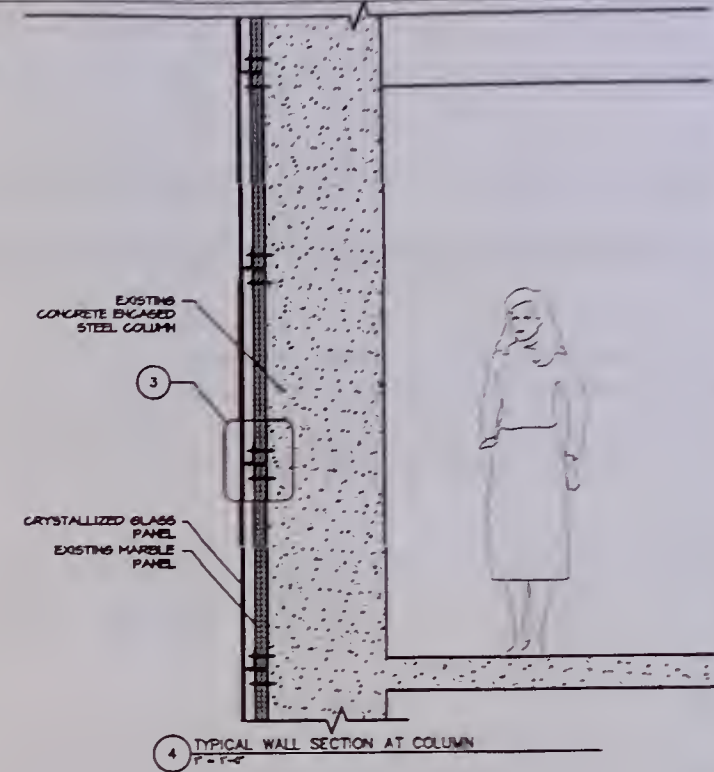
PERSPECTIVE VIEW



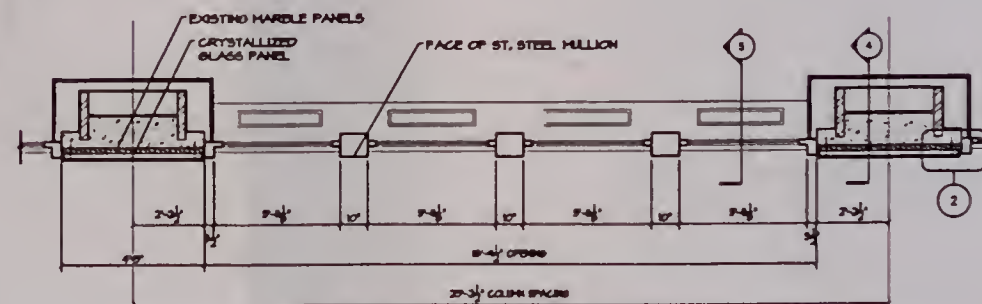
TYPICAL FOUR WINDOW BAY ELEVATION - 1/2"=1'-0"



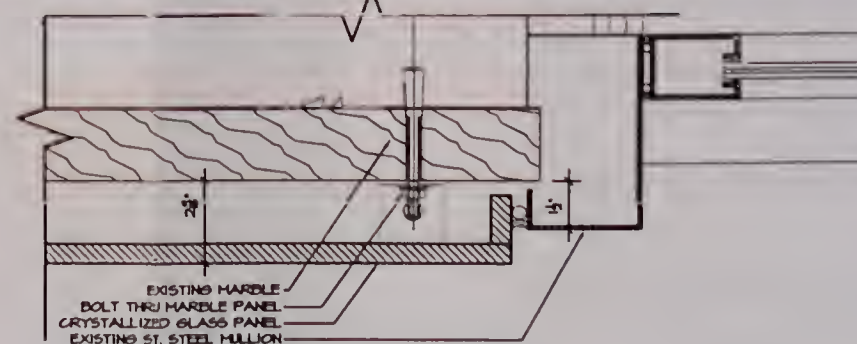
5 TYPICAL WALL SECTION
1"=1'-0"



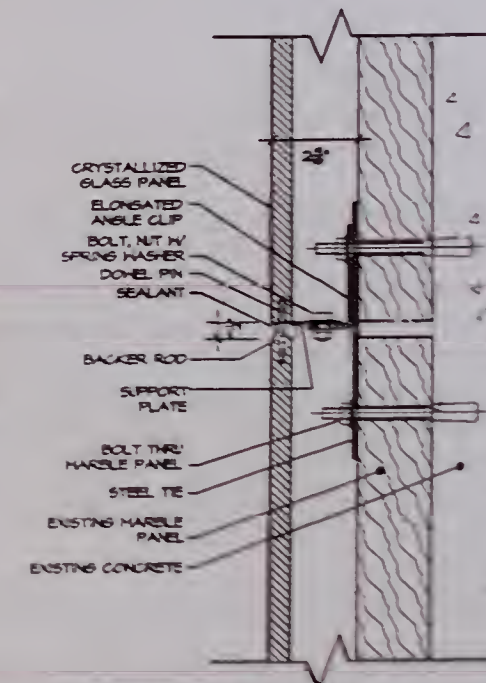
4 TYPICAL WALL SECTION AT COLUMN
1"=1'-0"



1 TYPICAL FOUR WINDOW BAY PLAN
1/2"=1'-0"



2 TYPICAL PLAN DETAIL AT COLUMN
1"=1'-0"



3 TYPICAL PANEL SECTION DETAIL
1"=1'-0"

WALL DETAILS - CRYSTALLIZED GLASS PANEL OVERCLADDING OPTION

120 MONTGOMERY

HINES

SAN FRANCISCO, CA

ROBERT A.M. STERN ARCHITECTS

SEPTEMBER 8, 2006

SCALE VARIES



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0072E – Demolition of Existing Single-Family Two-Story Dwelling and Construction of a Two-Family Three-Story Dwelling

Location: 2632 Cabrillo Street, between 27th and 28th Avenues

Assessor's Block and Lot: Block 1617; Lot 18

City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 2632 Cabrillo Street [Block 1617, Lot 18] is located mid-block on the north side of Cabrillo Street, between 27th and 28th Avenues. The proposed project would demolish the existing, approximately 2,348-square-foot (sf) two-story, single-family residence, and construct a new, approximately 3,051-sf two-family, three-story dwelling. The net increase would accommodate storage and a ground-floor studio apartment. The second and third floors would be used as a single-family residence. The 2,726-sf site is on upsloping lot with a 12% grade. The current garage provides two tandem off-street parking spaces; two off-street parking spaces with separate stalls are proposed. The existing building on the project site was constructed in 1919. It is not included in any survey or inventory, and has been found not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). Open space on the project site would increase from 1,170 square feet to 1,274 square feet.

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tony Pantaleoni, Kotas/Pantaleoni Architects, for Mike Rabbit, owner Telephone (415) 495-4051

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15305(b)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

1/12/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Mike Rabbitt, owner
Tony Pantaleoni, project sponsor
Tim Frye, Preservation Planner
Glenn Cabrerros, NW Neighborhood Planner
Supervisor Jake McGoldrick - District 1

Historical Preservation Distribution List
Bulletin Board
M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project (continued from previous page):

No trees would be removed for this proposed project; per *Planning Code* Section 143, one street tree would be planted. The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district. The project requires a mandatory Discretionary Review per the Planning Commission's policy on residential demolitions.

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by CEQA.¹ The project is located in the Outer Richmond Neighborhood, on the north side of Cabrillo Street. Most of the buildings on the subject block face are two-story modest homes in the Revival style that were common during the early part of the 20th century. The neighborhood's historic context is cohesive and shows a high level of integrity. However, none of the research provided yielded information that would define the structure as eligible for the California Registrar. As noted in the attached memorandum, a report conducted in October 2006 determined that the project site and surrounding area do not qualify as a historic district, and staff concurs. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on a historical resource, this project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

CEQA State Guidelines Section 15301(I)(1), or Class 1(I)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, this exemption applies to demolition of up to three single-family residences. The proposed project would result in the demolition of one single-family residence and would therefore be exempt under Class 1(I)(1).

The proposed project would also involve the construction of a three-story, two-unit residential building. CEQA Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Technical Specialist, to Rachel Schohn, Major Environmental Analysis. December 15, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 2632 Cabrillo Street
Block: 1617 Lot: 018
Case No.: 2004.00072E
Date of Review: 01/08/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Tony Pantaleoni
Company: Kotas/Pantaleoni Architects.
Address: 70 Zoe Street #200 SF 94107
Phone: 415-495-4051
Fax: 415-495-6885
Email: tony@kp-architects.com

Owner

Name: Mike Rabbitt
Company:
Address: 1123 35th Ave., SF, CA 94122
Phone: 415-564-3534
Fax: 415-752-7987
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing subject building and erect a new two-unit residential building.

Pre-Existing Historic Rating / Survey

The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context

The surrounding area is not part of an identified historic district; however, based on the submitted photographs, the immediate area contains a high percentage of structures older than 50 years. The immediate context is a diverse but modest neighborhood architecturally designed in the Revival styles that were common during the early part of the 20th-century. Consequently, the neighborhood's historic context is cohesive and displays a high level of integrity.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event: or ☐ Yes ☒ No ☐ Unable to determine
- Persons: or ☐ Yes ☒ No ☐ Unable to determine
- Architecture: or ☐ Yes ☒ No ☐ Unable to determine
- Information Potential: ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The Carey & Company report, dated October 24, 2006, determined that the subject property, as part of the APE for the analysis of a potential district surrounding 733 27th Avenue, does not qualify as a historic district. Staff concurs with this analysis.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: None of the provided research yielded information that would define the structure as eligible for the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☐ Category B
☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature

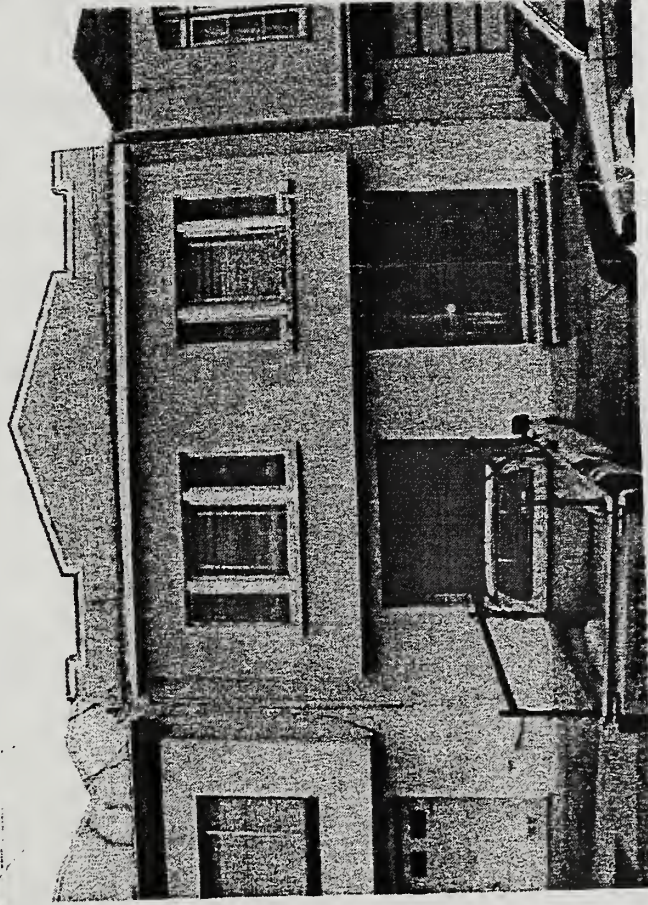
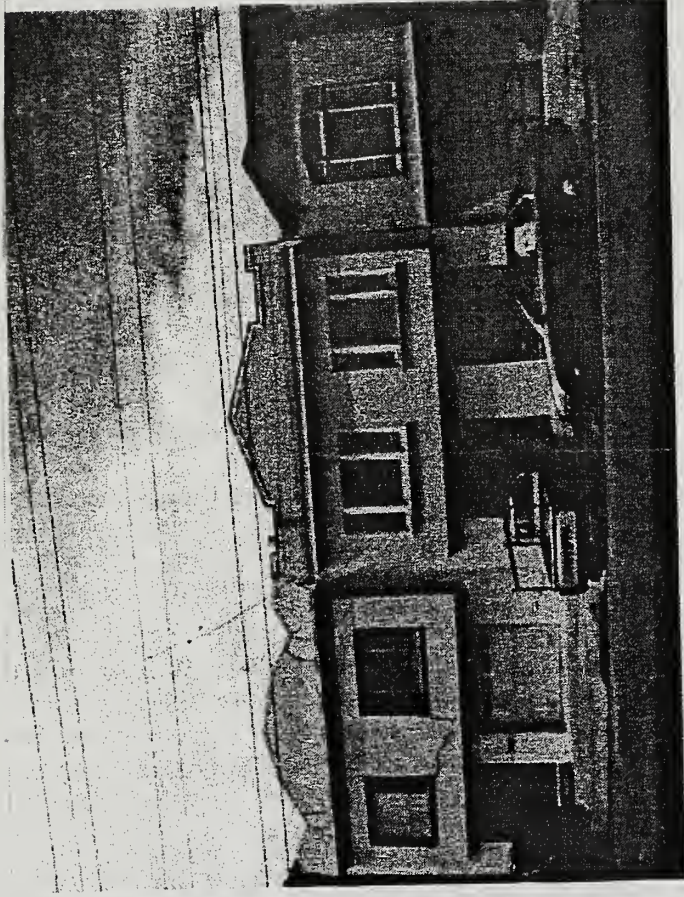

Mark Luellen, Preservation Coordinator

Date:

1-8-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd, Historic Resource Impact Review File
Glen F. Cabrerros, Neighborhood Planning

2632 Cabrillo – Front Elevation





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0327E- Residential Building Expansion/Unit Addition
Location: 1629 9th Avenue
City and County: San Francisco

Description of Nature and Purpose of Project:

The proposed project would include raising the one-story over basement single-family dwelling by 2 feet and 6 inches to construct a new subterranean garage and construction of a two-story rear horizontal addition to the existing single-family residence at 1629 9th Avenue. The proposed project would result in two residential units over a basement garage. The residential unit on the first floor would include four bedrooms and four full bathrooms. The residential unit on the second floor would include four bedrooms, three full bathrooms, and one half-bath. The existing single-story over garage building on the project site is approximately 33.5 feet high at the mid-point of the property line and contains one off-street parking space. The proposed project would result in a two-story building which would be approximately 36 feet high and would include four off-street parking spaces in a new basement garage. The existing single-family residence is 3,155, gross-square feet (gsf) including the ground floor and the storage area. The proposed building would be 6,258 gsf including the garage, a net change of 3,103 gsf. The 6,000 square-foot parcel (25 feet by 120 feet) is located on Assessor's Block 1262, Lot 15, on a block bound by 9th Avenue, Lawton Street, 10th Avenue, and Moraga Street, in the Inner Sunset Neighborhood. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Leigh 731-6995

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines, Section(s) 15301 (e)(2).]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: 558-5966

Date of Determination:

1/12/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: David Leigh
Sue Hestor, Attorney at Law
Historic Distribution List
MDF
Exemption/Exclusion File

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REMARKS (continued from previous page):

The proposed project would involve the alteration of the existing structure and addition of a second unit to the existing one-story-over-basement residential structure at the rear of the building. The existing structure is 3,155 gsf in area. The new construction would add approximately 3,103 gsf to the existing structure for a total of 6,258 gsf. The proposed project is located in a RH-2 zoning district which allows for two residential units per lot and therefore the development is consistent with the permissible development under the Planning Code. The proposed project is also in an urbanized area where all public services and facilities are available to allow for the development. In addition the area in which the project site is located is not environmentally sensitive.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was a potential historical resource as defined by CEQA¹. The building proposed for alteration at 1629 9th Avenue was built in 1900 according to the Assessor's records. Water tap records indicate water service to the building began in 1898. As the building is over 50 years old under CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review.

The project block is generally comprised of one- and two-story-above-garage residential buildings of varying architectural styles constructed between 1900 and 1961. The existing building has no historical ratings and is not listed on any known survey. The building is an intact example of vernacular Victorian architectural style constructed from 1870 to 1910. Buildings of this age are within the western portion of San Francisco and represent the early development of the Inner Sunset neighborhood. There is a large enough number of buildings of similar age within this area (two-block radius) that it could qualify as a historic district, but more research needed to evaluate whether a district is present. The Planning Department has determined that the building may contribute to a potential historic district or significant context.

The structure retains many of its vernacular elements, such as its square plan, pyramidal roof, wood siding and trim, wood double-hung windows, and generous setbacks. The permit history suggests that no modifications have been made to the front of the building, although a horizontal addition was constructed at the rear of the building in 1921. The property retains its location, setting, and relative building footprint. The building has a high level of integrity and is a good example of simplified Folk Victorian architecture.

Having determined that the 1629 9th Ave. was a historic resource, the Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a Memorandum dated October 24, 2006, the Planning Department staff reviewed the proposed project and determined that it would be consistent with the Secretary of Interior's *Standards for the Treatment of the Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource². The proposal would retain the building's character defining features including but not limited to its pyramidal roof, wood siding and trim, wood double-hung windows, and generous front and side setbacks.

Because the proposed project would be consistent with the *Secretary of the Interior Standards for Rehabilitation* and would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. The proposed project includes a 3,103 gsf addition to an 3,155 gsf building. For this reason, the project meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, although the structure on the project site has been determined to be a historical resource under CEQA, the proposed project would not have a significant effect on that resource. As such, the project would not have an impact on an historic district, should one be designated in the future. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rana Ahmadi
Project Address: 1629 9th Avenue
Block/Lot: 1262/015
Case No.: 2005.0327E
Date of Review: October 24, 2006

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

Name: Simon Kwan
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San Francisco, CA 94107
Phone: (415) 615.0000
Fax: (415) 615.0001
Email: simon@kdarchitects.com

Owner

Name: David Leigh
Company: N/A
Address: 240 San Fernando Way
San Francisco, CA 94127
Phone: (415) 731.6995
Fax: (415) 731.6995
Email: davidleigh2004@yahoo.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to raise the existing one-story over basement, single-family dwelling 2'-6" to construct a new subterranean garage underneath the existing building, construct a two-story rear horizontal addition, and add a new dwelling-unit to the existing single-family dwelling unit at 1629 9th Avenue. The gross square footage of the existing unit is 3,155 square-feet (including the ground floor storage area), and the gross square footage of the proposed new building is 6,258 square-feet (including the garage area).

Pre-Existing Historic Rating / Survey

The existing building has no historical ratings and is not listed on any known survey. The County Assessor's records indicate that the building was constructed in 1900, though water tap records indicate water service to the building began in 1898.

Historic District / Neighborhood Context

The subject property is located on Ninth Avenue between Lawton and Moraga Streets in the Inner Sunset neighborhood. The subject block is generally comprised of one- and two-story-above-garage residential buildings of varying architectural styles constructed between 1900 and 1961. A majority of the buildings were constructed between 1914 and 1930 and the adjacent blocks have a similar pattern of development.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine

- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject building is an intact example of vernacular Victorian architecture, constructed from 1870 to 1910. Water tap records suggest the building was constructed circa 1898. Buildings of this age are rare within the western portion of San Francisco and represent the early development of the Inner Sunset neighborhood. There is large enough number of buildings of similar age within this area (two-block radius) that it could qualify as a district, but more research is needed to evaluate whether a district is present.

City Assessor's records indicate that the building has had nine owners. The supplemental historic information prepared by Simon Kwan did not address who the owners were or if they were significant enough to meet California Register criteria.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The structure retains many of its vernacular elements, such as its square plan, pyramidal roof, wood siding and trim, wood double-hung windows, and generous setbacks. The permit history suggests that no modifications have been made to the front of the building. However, the permit history does indicate that a horizontal addition was constructed at the rear of the building in 1921. Analysis of historic Sanborn maps indicates that the property retains its location, setting, and relative building footprint. The building has a high level of integrity and is a good example of simplified Folk Victorian architecture.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☒ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposal is consistent with the Secretary of the Interior's Standards for rehabilitation. The proposal would retain the building's character defining features including but not limited to; its

pyramidal roof, wood siding and trim, wood double-hung windows, and generous front and side setbacks.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

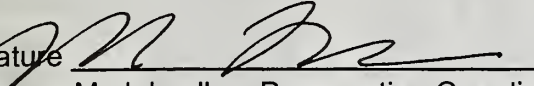
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent building to the north may be a contributor to the potential district but it would not be adversely impacted because the character defining elements of the existing building would be retained and the building would retain its relationship to the street.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date

10/23/06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Rana Ahmadi, MEA Planner

Case No. 2005.0327 E

1629 9th Avenue Residential Building Expansion/Unit Addition





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0904E – Conversion of the basement of a three-unit residential structure into a three-car garage.

Location: 1241-1245 Masonic Avenue, between Haight and Waller Streets.

Assessor's Block and Lot: Block 1244; Lot 005

City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1241-1245 Masonic Avenue [Assessor's Block 1244; Lot 005]. The existing residential structure on the project site is a three-story over ground floor storage townhouse that was constructed around 1900. The proposed project would convert the ground level basement into a three-car garage and add an eight-foot-wide garage door to the front façade. The existing building was reviewed for historic resource issues and was determined to be an historical resource for the purposes of the California Environmental Quality Act (CEQA). Please see the attached Historic Resource Evaluation Response dated December 6, 2006. The project site is an approximately 3,188 square-foot lot on the west side of Masonic Avenue between Haight and Waller Streets in San Francisco's Haight-Ashbury neighborhood. The project site is zoned RH-3 (Residential House, Three Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Grassi, (415) 552-4125, representing property owner, Steven Haigh.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15301(a)]

REMARKS: Please see the next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

January 16, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: David Grassi, Project Contact
Shaunn Mendrin, Neighborhood Planner Northwest Team
Supervisor Ross Mirkarimi, District 5
Historic Distribution list
Sue Hestor, Attorney-at-Law
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 1241-1245 Masonic Avenue is an historical resource as defined by CEQA. In the Historic Resource Evaluation Response memorandum (HRER) dated December 6, 2006, the Planning Department evaluated the historical resource status of the building at 1241-1245 Masonic Avenue and found that it is an historical resource pursuant to CEQA.¹ The building on the project site is a three-story over ground floor basement townhouse that was constructed around 1900. It is included on the 1976 Architectural Survey with a rating of 2. It is also included in the *Haight-Ashbury Victorian Inventory Survey*. The building appears to be eligible for listing on the California Register of Historic Places as a contributor to a potential historic district based upon its significance under Criterion 3, Architecture. The building was built in the Edwardian-style. It has undergone few exterior alterations, and, therefore, retains a high degree of architectural integrity. Historic architectural details that remain intact include: the wood façade treatment, three-story rounded bay at the northern side of the building; oval bay at the second and third floors; entrance portico, heavy cornice, decorative wood banding, wood windows with curved sashes at the rounded bay, and other decorative details.² It retains an extremely high degree of historic integrity of location, design, materials workmanship, setting, feeling, and association.³

With respect to context, a majority of the buildings in this area were constructed between 1900 and 1910, when the area was developed for residential housing. The building styles vary, but Queen Anne, Stick, and Edwardian styles predominate. There is considerable harmony among the houses and flats in the neighborhood. The high concentration of architecturally unified buildings indicates a potential historic district. As described above, the subject building is a contributor to that potential historic district. For all the above reasons, the building at 1241-1245 Masonic Avenue was determined to be an historic resource for the purposes of CEQA.⁴

Since the building was determined to be an historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). The proposed project involves conversion of the ground level basement into a three-car garage with an eight-foot garage door on the lower south front façade. The proposed project would not alter character-defining features such as the wood façade treatment, three-story rounded bay at the northern side of the building; oval bay at the second and third floors; entrance portico, heavy cornice, decorative wood banding, wood windows with curved sashes at the rounded bay, and other decorative details. The proposed garage opening is modest in size and would fit the proportions and scale of this Edwardian townhouse.⁵ Its installation would not affect the rounded bay or any decorative details. The proposed project includes replacement of decorative wood quoins around the garage opening. Therefore, the proposed project is consistent with the Secretary's Standards.⁶

Since the proposed project would not impact aspects of historic integrity, including setting, feeling, and association, it would not adversely affect a potential historic district, and, therefore, would not have an adverse effect on off-site historical resources.⁷ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The project includes minor excavation of the sidewalk for a driveway down to the new garage door. The slope of the resulting ramp would be 25% and would extend 5' 6" into the sidewalk at the front of the

¹ Memorandum from Tara Sullivan-Lenane, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. December 6, 2006. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

property. A permit from the Department of Public Works (DPW), Bureau of Street-Use and Mapping, for a minor sidewalk encroachment has been applied for by the project contact. That application is pending.⁸

The San Francisco Board of Supervisors recently adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et seq., to require a permit from the DPW to remove any protected trees.⁹ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco.

A landmark tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A significant tree is a tree: a) either on private property or DPW property, b) within 10 feet of a public right-of-way, and c) that has a diameter at breast height (DBH)¹⁰ greater than 12 inches, a height greater than 20 feet, or a canopy greater than 15 feet. A street tree is a tree within the public right-of-way or on DPW's property. Removal of a landmark, significant, or a street tree requires a permit from DPW. Also, all such trees are subject to certain maintenance and protection standards.

The San Francisco Planning Department, DBI, and DPW have established guidelines to ensure that the provisions concerning protected trees are implemented. As part of these guidelines, the Planning Department requires that a "Tree Disclosure Statement" accompany all permit applications that could potentially impact a protected tree whether the tree is on the subject site or adjacent sites.

The project proposes to remove one street tree. Accordingly, the project sponsor would be required to obtain a permit from the DPW,¹¹ and has already applied for such a permit.¹² In addition, the *Public Works Code* requires that another street tree be planted in place of a removed tree or that an in-lieu planting fee be paid. Therefore, as part of the proposed project, one new street tree would be planted adjacent to the project site along Masonic Avenue, or in-lieu tree planting fees will be paid.

CEQA State Guidelines Section 15301(a) or Class 1 provides an exemption from environmental review for minor alterations to existing structures involving negligible or no expansion of use. The proposed project would not expand the existing envelope of the building. Therefore, the project would qualify for exemption from further CEQA review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

⁸ Personal communication, David Grassi, Project contact, December 22, 2006.

⁹ Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

¹⁰ Diameter at Breast Height is 4.5 feet above the ground surface surrounding the tree.

¹¹ As part of the review process for an application for street or significant tree removal, a DPW inspector would evaluate the trees proposed for removal. If DPW approves the tree to be removed, it will be posted for period up to 30 days. If objections to the removal are received, the removal will be scheduled for public hearing. If DPW denies the removal, the applicant can request the case be scheduled for a public hearing. After the hearing, a hearing officer will make a recommendation to the DPW Director, who in turn will issue a final decision. The DPW Director's decision may be appealed to the Board of Appeals.

¹² Grassi (2006)



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 1241-1245 Masonic Ave.
Block: 1244 Lot: 005
Case No.: 2006.0904E
Date of Review: 12/06/06

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:
Company:
Address:

Phone:
Fax:
Email:

Owner

Name: Steven Haigh
Company:
Address: 940 Page Street
San Francisco, CA 94117
Phone: 415-552-6516
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of:

- The removal of the ground-floor one-over-one double-hung wood window, decorative wood quoin surround, and a portion of the flat building surface; and
- The installation of a new 8-foot wide garage opening, featuring a wood paneled garage door and surround that will match the historic decorative wood quoins, all painted to match the surrounding base of the building.

Pre-Existing Historic Rating / Survey:

- Included in the 1976 Architectural Survey with rating of "2," (on a scale of "-2" to "5", with "5" being most significant).
- Included in the *Haight-Ashbury Victorian Inventory Survey*.

Historic District / Neighborhood Context:

1241-1245 Masonic Avenue is located in the southern portion of the Haight-Ashbury neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-3 District and a 40-X Height and Bulk District.

The neighborhood is characterized by single and multi-family flats and small apartment buildings, most of which were constructed prior to 1900 to 1910. Building heights typically range from two-to-three-stories above a ground floor, and building styles and ornamentation are in a

variety of architectural types with prominent styles of Queen Anne, Stick, and Edwardian. The commercial district of Height-Ashbury is ½ block from the project site.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. pre 1900 - 1910

Notes:

1214-1245 Masonic Avenue is a three-story-above-a-ground floor town house constructed around 1900. Built in the Edwardian style, the building features a three-story rounded bay at the northern side of the building that creates the 'corner' with classical columns and detailing; an oval bay at the second and third floors which terminates in the entrance portico; an entrance portico featuring pilasters, Classical columns, and other motifs; marble entrance stairs leading to three wood-and-glass entrance doors; a heavy cornice accentuated by brackets and dentils; decorative wood banding; a wood-paneled ground floor; and one-over-one double-hung wood windows with curved sashes at the rounded bay, all featuring lambs-tongue detail in the upper sash. The first floor curved windows feature the historic leaded glass panes in the upper sash. The building is clad in wood with a painted finish, with each floor in a different decorative treatment. The fenestration pattern, decoration and detailing carry over to the visible side facades, and the building features a side setback.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between prior to 1900 - 1910, when the area was developed for residential housing. As a result of this rapid development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Queen Anne, Stick, and Edwardian styles predominate. Building details are intact and possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

1241-1245 Masonic Avenue retains an extremely high degree of integrity, having undergone few exterior alterations during its lifetime. Historic details such as the wood façade treatment, three-story rounded bay at the northern side of the building, oval bay at the second and third floors, entrance portico, heavy cornice, decorative wood banding, wood windows with curved sashes at the rounded bay, and all other decorative details are intact. Due to the fact that there have been few alterations to the building, it retains an extremely high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards.
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 1214-1245 Masonic Avenue is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the wood façade treatment, three-story rounded bay at the northern side of the building, oval bay at the second and third floors, entrance portico, heavy cornice, decorative wood banding, wood windows with curved sashes at the rounded bay, and all other decorative details, will not be altered with this proposal. The installation of a new garage opening at the ground floor will not affect the rounded bay or any of decorative details. Further, the proposal calls for the replacement of the decorative wood quoins around the window – they will be relocated around the new garage door. The proposed garage opening is modest in size and will fit the proportions and scale of this Edwardian town house. The front rusticated retaining wall will not be completely removed with this proposal, and 1241-1245 Masonic Avenue will still convey its historic setting.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

In sum, the project at 1241-1245 Masonic Avenue will not significantly alter the existing historic resource and will not affect the character-defining features of the building. The insertion of a new garage opening at the ground floor will not create a significant adverse impact on the historic resource, that is, the physical alteration of the historical resource does not materially impair the significance of the historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 1241-1245 Masonic Avenue will not have an adverse impact on a potential historic district located in this portion of Haight-Ashbury neighborhood. As noted above, the area contains a high concentration of buildings that were constructed prior to 1900 - 1910, when the area was developed for residential housing, and there is high architectural harmony among the houses and flats in the neighborhood. The proposed alterations to the subject property will not impact any aspects of integrity, including setting, feeling, and association, and thus will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

12-08-06





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0689E – Horizontal and vertical additions to convert a one-story-over-basement single-family residence into a two-story-over-garage building with two residential units and two off-street parking spaces.

Location: 585 Texas Street, between 20th and 22nd Streets.

Assessor's Block and Lot: Block 4102; Lot 052

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve horizontal and vertical additions to an approximately 1,087 square-foot one-story-over-basement single-family residence located at 585 Texas Street [Assessor's Block 4102; Lot 052]. The existing residential structure on the project site was constructed in approximately 1910. The proposed project would convert the ground level basement into a two-car garage and add a 536-square-foot-studio apartment to the rear of the building. One floor would be added, and the upper two floors would be converted from a 960 square-foot, two-bedroom single-family residence into a 1,916 square-foot, four-bedroom single-family residence. The existing building was determined not to be an historical resource for the purposes of the California Environmental Quality Act (CEQA). Please see the attached Historic Resource Evaluation Response dated December 8, 2006. The project site is an approximately 2,495 square-foot lot on the east side of Texas Street between 20th and 22nd Streets in San Francisco's Potrero Hill neighborhood. The project site is zoned RH-2 (Residential House, Two Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Joseph Railla, (415) 637-9698, representing property owner, Otto C. Zuniga.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Section 15301(e)(2)]

REMARKS: Please see the next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

January 23, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Joseph Railla, Project Contact
Erika Jackson, Neighborhood Planner Southeast Team
Supervisor Sophie Maxwell, District 10
Historic Distribution list
Sue Hestor, Attorney-at-Law
Bulletin Board
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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department must first determine whether the building at 585 Texas Street is an historical resource as defined by CEQA. In a memorandum dated December 8, 2006, the Planning Department evaluated the historical resource status of the building at 585 Texas Street and found that it is not an historical resource pursuant to CEQA.¹ The building on the project site is a one-story-over-basement single-family residence constructed around 1910. The building is not included on any local survey of historic places. Through the project contact, supplemental historic information was provided to the Planning Department for review.² The building does not appear to be eligible for listing on the California Register of Historic Places as it does not meet the criteria of significance with respect to any event, persons, or architecture. The existing building is a modest cottage. Although it retains its historic integrity with respect to location, setting, feeling and association, it has been subject to alterations and now lacks historic integrity with respect to design, materials, and workmanship. In particular, the street façade is clad in synthetic siding, which may cover historic siding. The gable end of the ridgeline peers over a possible false front with replacement aluminum slider windows and a projecting front bay. Wood siding, shiplap, clapboard, and synthetic siding cover the rear of the building and make it difficult to determine the historic cladding material. In addition, a car struck the front of the building in 1957. Repairs following the 1957 car accident included replacement of windows, porch stairs, interior walls, and other elements.³ For the above reasons, the building at 585 Texas Street is not an historic resource for the purposes of CEQA. The project was also determined not to have an adverse impact on off-site historical resources.⁴ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The proposed project would involve horizontal and vertical additions to the existing 1,087 square-foot one-story-over-basement single-family residence. The proposed project would extend the building by approximately 14 feet in the rear and include a second story addition. The proposed project would convert the ground level basement into a two-car garage and add a 536-square-foot-studio apartment at the rear of that floor. Renovation of the first floor and the addition of a second floor above would result in a 1,916 square-foot, four-bedroom single-family residence on the first and second floors. The building would total approximately 2,927 gross-square-feet in size.

The proposed project would add approximately 1,840 gross-square-feet to the existing 1,087 structure. CEQA State Guidelines Section 15301(e)(2) provides an exemption from environmental review if the addition will not result in an increase of more than 10,000 square feet and the following conditions are met. The project is in an area where public services and facilities are available and the area is not environmentally sensitive. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The project would pose no impact to such an area. Therefore, the project would qualify for exemption under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Historic Resource Evaluation Response Memorandum from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. December 8, 2006. A copy of this memorandum is attached.

² Joseph Railla, Supplemental Historic Information submissions, November 17 and December 5, 2006. This information is available for review, by appointment, at the Planning Department, 1660 Mission Street, 5th floor, as part of project file 2006.0689E.

³ Frye (2006).

⁴ Ibid.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 585 Texas Street
Block: 4102 Lot: 052
Case No.: 2006.0689E
Date of Review: 12/08/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Joseph J. Railla, AIA
Company: ARCHRAIL Inc.
Address: 5680 Henning Rd.
Address: Sebastopol, CA 95472
Phone: 415-637-9698
Email: archrail34@aol.com

Owner

Contact: Otto C. Zuniga
Address: 585 Texas St. SF, 94107
Phone: 415-643-5208

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

Alteration of the existing one-story SFR to include vertical and horizontal additions, façade alterations, and garage.

Pre-Existing Historic Rating / Survey

The subject property has not been previously identified in any know survey.

Historic District / Neighborhood Context

The subject property is located on Texas St. between 20th and 22nd Streets. The housing stock is mainly comprised of SFR and 2-flats. The age range for structures is varied from the early 20th century to contemporary.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: While the subject property is older than fifty years, the provided information does not yield any evidence that would define the structure as eligible for the California Register as does not possess any of the significant architectural or historic characteristics defined under the Criteria of Significance. The subject property is a modest cottage that is absent of any distinctive characteristics of a type, period, or method of construction or one that possesses high artistic value.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: The exterior of the subject property retains its overall scale; however, it has been subjected to a number of alterations that have compromised its integrity. The street façade is clad in synthetic siding, which may obscure the historic siding underneath. The gable end of the ridgeline peers over what appears to be a false front with replacement aluminum slider windows and a projecting front bay. The rear of the building possesses several types of wood siding, shiplap and clapboard, as well as synthetic siding that make it difficult to determine the historic cladding material. Several permits on file with the Department of buildings suggest that the structure has been subjected to a number of changes, including in 1957 for "[r]epairs to front of house due to automobile damage." and in 1977 to, "[r]eplace windows, porch stairs, interior walls, plumbing, electrical...and general remodeling."

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature

Mark Luellen, Preservation Coordinator

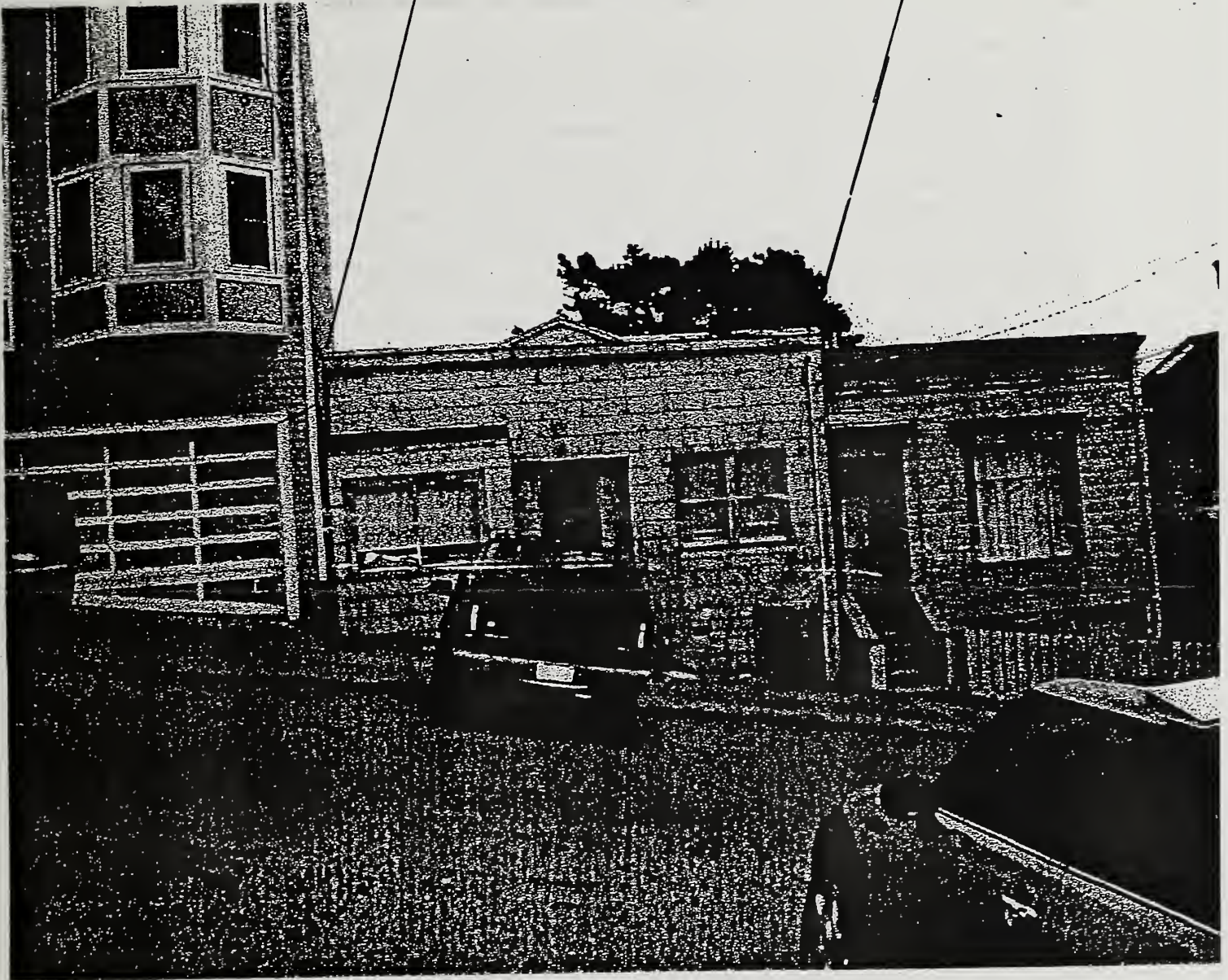
Date

12-27-04

Cc

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

Subject Dwelling





PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0750E – Addition to and conversion of former movie theater into six residential units over commercial space and off-street parking.

Location: 1584 Church Street a.k.a. 1596 Church Street, on the northwest corner of Church and 28th Streets

Assessor's Block and Lot: Block 6601; Lot 006

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve additions to and conversion of a former single-screen movie theater into six residential units over commercial space and off-street parking. The 4,896 square-foot project site is located at 1584 Church Street a.k.a. 1596 Church Street [Assessor's Block 6601, Lot 006] on the northwest corner of Church and 28th Streets in San Francisco's Noe Valley neighborhood. The existing structure on the project site is an approximately 5,893 square-foot, two-story building originally constructed in 1916 as a single-screen movie theater. It has been a church since approximately 1965, with approval to operate a second-hand store as an accessory use to the church. The proposed project would demolish structural elements of the former movie theater on the first and second floors. The first floor would be converted to 1,507 square-feet of commercial space fronting on Church Street and nine off-street parking spaces with vehicular access on 28th Street. The second floor would be converted into three residential units. In addition, two floors would be constructed above the existing building to add three residential units. The resulting approximately 14,812 gross-square-foot building would be four stories in height. The project site is within the NC-1 (Neighborhood Commercial Cluster) zoning district and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Anthony Pantaleoni, (415) 495-4051 ext. 211, representing 1596 Church Street Condominiums, LLC.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Sections 15301(a) and 15301(e)(2)]

REMARKS: See the next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

January 23, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Anthony Pantaleoni, Project Contact
Rick Crawford, Neighborhood Planner, SW Quadrant
Supervisor Bevan Dufty, District 8
Historic Distribution list

Sue Hestor, Attorney-at-Law
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1584 Church Street a.k.a. 1596 Church Street is an historical resource as defined by CEQA. In an Historic Resource Evaluation Response (HRER) memorandum dated November 16, 2006, the Planning Department evaluated the historical resource status of the building at 1584 Church Street a.k.a. 1596 Church Street and found that it is not an historical resource pursuant to CEQA for the following reasons.¹ The approximately 5,893 square-foot building on the project site is a two-story structure originally built in 1916 as a single-screen movie theater. The building is not included on the California Register of Historic Places, nor is it included on the National Register of Historic Places. It is not included on any local surveys of historically significant buildings. It does not meet the California Register Criteria of Significance by being associated with any significant events, persons, or context, nor does it retain sufficient architectural characteristics that would make it eligible for the California Register.² In particular, street-facing elevation of the building has been significantly altered. The main entrance and fenestration pattern on Church Street have been reconfigured. In addition, all external ornamentation on the building relating to its original use as a single-screen movie theater has been removed. Therefore, the building does not retain its architectural integrity and was determined not to be an historic resource under CEQA.³

Although the existing building retains some integrity with respect to location and setting, it does not appear to be individually eligible for inclusion on the California Register for the reasons given above, nor does it contribute to a potential historic district for the purposes of CEQA. With respect to context, there are four buildings on Assessor's Block 6601 that were included in the *Here Today* survey, an adopted local register of historic resources for the purpose of CEQA. However, these buildings appear to have a period of significance of late nineteenth and very early twentieth centuries prior to the construction of this property. None of the buildings on the same block of Church Street as the subject building are included on an adopted local survey, nor is this block eligible for inclusion in any existing historic district. Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.⁴ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

It should be noted that the existing structure was originally a neighborhood-serving, single-screen movie theater. These buildings were prominent in the early half of the twentieth century in many San Francisco neighborhoods. San Francisco recognizes the significance of these theaters in shaping the character of its neighborhoods. In 2004, the San Francisco Board of Supervisors adopted limitations to the change in use or demolition of such theaters.⁵ However, the subject property has not been used as a theater since 1965 and, as discussed above, the alterations over the years have removed external ornamentation that would indicate the building's former use as a movie theater. Therefore, the proposed project would not add to the cumulative loss of single-screen movies theaters in San Francisco.⁶

Some recognition of the building's former use as a single-screen movie theater would be appropriate. The HRER suggests, as an improvement measure, that the proposed project include a plaque acknowledging the historic, neighborhood-serving use of the original building. The following is suggested language for such a plaque:

¹ Memorandum from Sophie Middlebrook, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. November 16, 2006. This memorandum is attached.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ *Planning Code* Section 221.1, Limitation on Change in Use or Demolition of Movie Theater Use, which requires Conditional Use authorization for any change in use or demolition of a movie theater, was adopted by the San Francisco Board of Supervisors on November 9, 2004.

⁶ Middlebrook (2006).

"Original site of the Searchlight Theater, a neighborhood-serving, single-screen movie theater, which opened in 1916. Subsequent names for the neighborhood movie theater that operated on this site until 1965 include The Empress, The Princess, The Rita, The Lux, The Church, and The Del Mar. Neighborhood theaters such as this one provided motion picture entertainment within walking distance for residents and contributed to the unique character of San Francisco's neighborhoods."

Inclusion in this project of a plaque commemorating the building's former use as a movie theater is under consideration by the property owner at this time.⁷

The proposed project involves a two-story addition to the existing two-story 5,893 square-foot stucco-clad building as well as conversion of the former movie theater space into residential use, off-street parking, and commercial space. The conversion of the first and second floors would include the removal of the stage, mezzanine, various partitions, and stairs. The new ground floor would include 1,507 square feet of commercial space that would front on Church Street and nine off-street parking spaces accessed from 28th Street. The second floor would include three two-bedroom condominiums and an outdoor terrace for use by all occupants to satisfy the rear yard and open space requirements. Two new floors would be added above the existing building to provide three three-bedroom townhouses. The project would include a total of six residential units. The new 14,812 gross-square-foot building would be four stories tall.

The proposed project would add approximately 8,919 gross-square-feet to the existing approximately 5,893 square-foot structure, and include a change of use from institutional to mixed-use, residential over commercial and parking. CEQA State Guidelines Section 15301(a) or Class 1 provides an exemption from environmental review for a change of use where the new use, as compared with the former use, would be permitted as a principal or conditional use in any equally restrictive or more restrictive zoning district. The existing use of the building is as a church, which is principally permitted at the ground floor and conditionally permitted at the second floor within an NC-1 district. The proposed use would be a mixed-use development with six residential units over a 1,507 square-foot commercial space and parking on the ground floor. These uses are principally permitted within an NC-1 district. In addition, CEQA State Guidelines Section 15301(e)(2) provides an exemption from environmental review when an addition is no greater than 10,000 gross-square-feet in urban areas where all public services and facilities such as utilities are already provided, and the site is not located in an environmentally sensitive area. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The proposed project would pose no impact to such an area. Therefore, the project would qualify for exemption under Classes 1(a) and 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed construction is in an NC-1 district. The proposed project would not have a significant effect on any historical resources under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

⁷ Personal communication with Karen Y. Stevenson, Core Communications, LLC, January 4, 2007.



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COMMISSION CALENDAR
INFO: 558-6422

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 1584-96 Church Street
Block: 6601 Lot: 006
Case No.: 2006.0750E
Date of Review: 11/16/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Anthony Pantaleoni
Company: KP Architects
Address: 70 Zoe Street, Suite 200
San Francisco, CA 94107
Phone: (415) 495-4051, ext. 211
Fax: (415) 495-6885
Email: tony@kp-architects.com

Owner

Name: James Branch
Company: 1596 Church St. Condominiums, LLC
Address: 3600 Clayton Road, Suite B
Concord, CA 94521
Phone: (925) 922-0200
Fax: (415) 922-0203
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to remodel the existing church structure to create a mixed-use building that is 40' in height, with a gross area of approximately 15,500 square feet. The proposed new construction includes six residences over a commercial ground floor with a total of six off-street parking places.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1916, and that the building was constructed as a movie theater. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. There are four buildings included on the Here Today Survey on Assessors Block 6601, including three residential buildings on 28th Street, and one residential building on Duncan Street. The four rated buildings appear to have a period of significance in the late nineteenth and very early twentieth centuries, prior to the construction of the subject property.

Historic District / Neighborhood Context

The subject property is located on the corner of Church and 28th Streets. The lot is within an NC-1 zoning district, and a 40-x height-bulk district. The subject property is immediately adjacent to an RH-2 district to the west and an RM-1 district to the north.

Buildings along Church Street at this location are generally two- and three-story residential buildings with garages or commercial establishments at ground level, while 28th Street at this location is comprised of residential buildings of a slightly smaller scale.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

• **District or Context**

☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property is a 6,000 square foot stucco-clad commercial structure that measures approximately 28 feet in height. According to the County Assessor's records, the subject property was constructed as a movie theater in 1916, and has been used as a theater, a second hand store, and a church. Planning Department records indicate that the subject building was originally named the Rita Theater, though it was also known by a variety of subsequent names, including: The Empress, The Lux, The Princess, The Church, and The Del Mar. The subject building does not appear to meet any of the standards for inclusion on the California Register, nor is it located within a designated historic district. Most notably, the building no longer retains the exterior character-defining features of a single screen movie theater, such as a marquee, exterior ticket booth, or historic signage.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes:

The building opened as the Searchlight Theater in 1916, and was later known as the Princess Theater, the Rita Theater (where German language films were screened), and the Delmar Theater, until approximately 1965. Based on research into the building chronology of the subject property, including photographs dating to the 1960's, it appears that the primary Church Street elevation of the subject building has undergone significant alterations and does not retain its architectural integrity as a single screen movie theater. Both the main entrance and the fenestration pattern along Church Street have been reconfigured, and all external ornamentation on the building has been removed. Although the architectural features of the interior of the building retain the characteristics of a historic movie theater, such as theater seating, the remnants of a stage and projection booth, and an up-sloping entrance lobby, the exterior of the structure no longer reads as a theater building. The subject building does not retain sufficient integrity of design, materials, workmanship, feeling, or association to be considered an historic resource for the purposes of CEQA, nor does it appear to be individually eligible for the California Register. The subject building is not a contributor to an historic district.

Although the building is not individually eligible for the California Register, some recognition of the cultural significance of the subject building's original use as a single-screen movie theater is appropriate. A plaque on the sidewalk or on the façade of the new building would serve as a means to acknowledge and to educate the public on the historic, neighborhood-serving original use of the subject building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district. The subject building has already lost enough exterior architectural detail to render it illegible as a historic movie theater, and therefore the proposed project would not add to the cumulative loss of single screen movie theaters in San Francisco. While the subject building is no longer eligible for the California Register, and does not retain sufficient architectural integrity to serve as a contributor to a potential landmark comprised of San Francisco's historic movie theaters, it is the recommendation of the Planning Department that a plaque be installed on the building's façade to acknowledge the building's original use as a neighborhood movie theater.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luelien, Preservation Coordinator

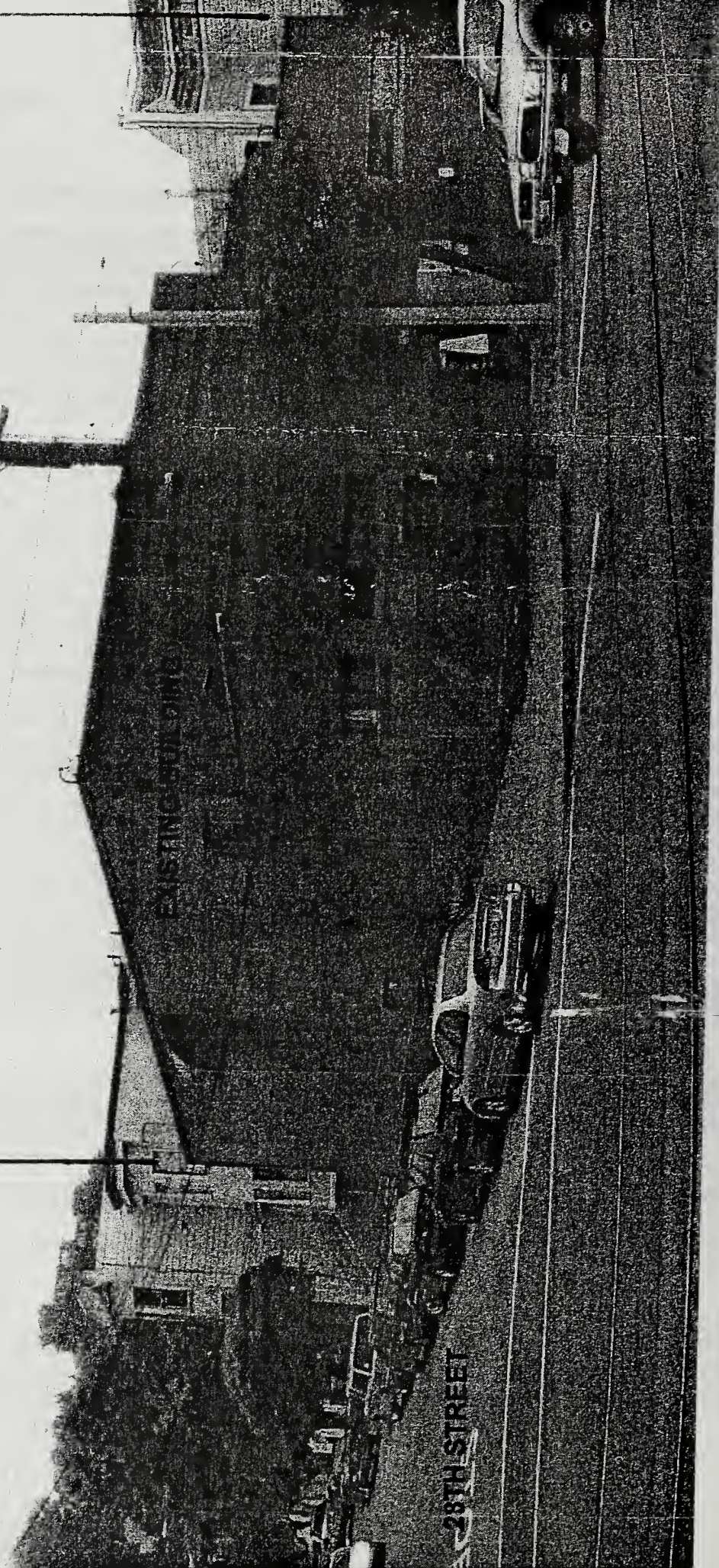
Date:

12/11/06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant

← 1596 CHURCH STREET SITE →

28TH STREET





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1302E – Vertical addition to an existing one-story over garage single-family dwelling.

Location: 1320 Kearny Street, between Union and Green Streets

Assessor's Block/Lot: Block 0114; Lot 027

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would remodel the interior and include a two-story vertical addition to an existing approximately 1,037 square-foot (sf) one-story-over-garage single-family dwelling with one off-street parking space. The resulting building would remain a single-family residence, totaling approximately 2,875 gross-square-feet (gsf). The existing wood-frame building on the project site was constructed in 1927. The Planning Department has determined the existing building is not an historical resource for the purpose of the California Environmental Quality Act (CEQA). Please see the attached Historic Resource Evaluation Response memorandum (HRER) and the Remarks below.

The proposed project would be approximately 40 feet in height at the front property line. The two-story vertical addition would be progressively set back at the rear. The 1,489-sf project site (Assessor's Block 0114, Lot 027) is located on the east side of Kearny Street between Union and Green Streets in San Francisco's Telegraph Hill neighborhood. The site is zoned RH-3 (Residential House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Anne Forrell, Anne Forrell Architecture, (415) 381-9050, representing property owners, James L. Fisher and Eric C. Guerin.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Section 15301(e)(2)]

REMARKS: See next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

February 1, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Anne Forrell, Project Contact
April Hesik, Neighborhood Planning, Northeast Team
Supervisor Aaron Peskin, District 3
Historic Distribution list

Distribution list
Exemption/Exclusion File
Bulletin Board
M.D.F.

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department must first determine whether the building at 1320 Kearny Street is an historical resource as defined by CEQA. Through the property owner, supplemental information regarding the property history was provided to the Planning Department.¹ In an Historic Resource Evaluation Response (HRER) memorandum dated January 9, 2007, the Planning Department determined that the building at 1320 Kearny Street is not an historical resource pursuant to CEQA for the following reasons.² The building on the project site is a one-story-over-garage single-family dwelling with an estimated construction date of 1927. Builders G.L. Plov and C. J. Savasta originally constructed the building for local baker Cristofa Liotine and his wife Annie. The building's structure and history were evaluated according to the California Register Criteria of Significance. The research did not reveal an association with events that have made a significant contribution to California history, or with the lives of persons important in the past. The building is not architecturally significant as it does not illustrate any significant type, period, region, or method of construction. It was not designed or constructed by an important creative individual, and it does not possess high artistic values. For these reasons the building at 1320 Kearny Street would not qualify for the California Register of Historical Resources.³ For the above reasons, the Planning Department determined that the building at 1320 Kearny Street is not an historical resource pursuant to CEQA.⁴

According to the HRER, the existing structure is not located within a previously identified California Register historic district. However, it is within the vicinity of three groups of Architectural Survey-rated (AS-rated) buildings, which are likely contributors to a potential historic district in the Telegraph Hill neighborhood with a theme of Edwardian-era architecture and a period of significance of 1906-1916.⁵ The three groups of buildings are located on Union Street between Grant Avenue and Montgomery Street, and on Sonoma and Castle Alleys between Union and Green Streets. The subject buildings on Union Street are Edwardian-era flats that feature bays, projecting cornices, and Classically-inspired ornamentation. The alley buildings are modest cottages with limited ornamentation. Both the flats and the cottages were built between 1906 and 1916 and are associated with post-earthquake reconstruction. Consideration must be given to potentially significant impacts to these potential off-site historical resources resulting from the proposed project.⁶

The Planning Department found the proposed addition to 1320 Kearny Street would not have an adverse effect on either the potential historic district or on the groups of AS-rated buildings in the vicinity of the project site. The AS-rated buildings are on different block faces from which the project site is not visible. The design of the proposed project would be of its own time. However, it would include features such as wood windows, a square bay, and wood siding, which would be compatible with the character of the block. The proposed project would be consistent with the size and scale of existing development, and would reinforce the existing street wall. As part of the permitting process, the Planning Department's Residential Design Guidelines would be applied to ensure that the proposed project would be compatible with the existing neighborhood character. For these reasons, the Planning Department determined that the proposed project would not have an adverse impact on the potential historic district or off-site historical resources.⁷ No further review regarding historic resources for this property is required.

¹ Supplemental Information Form for Historical Resource Evaluation for 1320 Kearny Street. Prepared by Jim Fisher and Eric Guerin. October 13, 2006. This information is available for review by appointment at 1660 Mission Street, San Francisco, Docket No. 2006.1302E.

² Historic Resource Evaluation Response Memorandum from April Hesik, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. January 9, 2007. This memorandum is attached.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

Because the existing building is not considered an historical resource under CEQA, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from further environmental review under Class 1.

CEQA State Guidelines Sections 15301(e)(1) and (2) provides an exemption from environmental review for additions to residential structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square feet (sf), whichever is less; or provides an exemption from environmental review for additions to existing structures of up to 10,000 gross-square-feet in urban areas provided that all public services and facilities such as utilities are already provided, and the site is not located in an environmentally sensitive area. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The proposed project would add approximately 1,838 square feet to the existing 1,037 square-foot residence, an increase of more than 50%, but less than 10,000 square feet. The proposed project would not impact any environmentally sensitive areas. Therefore, the proposed project would be exempt under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classification.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 1320 Kearny Street
Block: 0114 Lot: 027
Case No.: 2006.1302E
Date of Review: January 9, 2007

Planning Department Reviewer:

April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant:

Name: Anne Forell
Company: Anne Forell Architecture
Address: 125 Richardson Drive, Mill Valley,
CA 94941
Phone: (415) 381-9050
Fax: (415) 381-9250
Email: anne@forellarch.com

Owner:

Name: James L. Fisher and Eric C. Guerin
Company:
Address: 1320 Kearny Street, San Francisco,
CA 94133
Phone: (415) 956-4200
Fax: (415) 956-4605
Email: fisherguerin@yahoo.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to alter and expand an existing two-story, single-family residence by adding two floors to the existing structure. The vertical addition will be flush with the front property line and be progressively set back at the rear, which will include two rooftop patios. New windows, horizontal cedar siding, a square bay window, and an enlarged garage door will be added at the façade of the building. The gross square footage will increase from 1,037 square feet to 2,875 square feet.

Pre-Existing Historic Rating / Survey:

- None

Historic District / Neighborhood Context:

1320 Kearny Street is located on the western slope of Telegraph Hill on a relatively flat transverse street. The building is within an RH-3 zoning district and a 40-X height and bulk district. The surrounding development consists of predominantly three-story residential flats constructed between 1906 and 1927. Although most of these buildings retain their original form, some have been re clad with stucco or other materials. Two facades (1354-1356 and 1331-1335 Kearny) have been completely remodeled and no longer retain any original elements. In addition, two buildings on the block were constructed in 1979 and 1989, respectively.

1320 Kearny is not located within a previously identified historic district. However, it is within the vicinity of three groups of AS-rated buildings, which are likely contributors to a potential historic district (or districts) located on the western slope of Telegraph Hill with a theme of Edwardian-era architecture and a period of significance from 1906-1916. These groups of buildings are located on Union Street between Grant Avenue and Montgomery Street, and on Sonoma and Castle Alleys between Union and Green Streets. The buildings on Union Street are Edwardian-era flats with bays, projecting cornices, and Classically inspired ornamentation. In contrast, the alley buildings are

modest, flat-front cottages with limited ornamentation. Both the flats and the cottages were constructed between 1906 and 1916 as part of the rebuilding effort following the earthquake and fire of 1906.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note: a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance: N/A

Notes: 1320 Kearny was constructed in 1927 by G.L. Plov & C.J. Savasta, builders, for Cristoforo and Annie Liotine. Cristoforo was a local baker who rented a flat around the corner at 363 Green Street. The Liotine's purchased the subject lot in 1925 and lived on Green Street until 1320 Kearny was completed in June 1927. Cristoforo died in 1950, leaving the house to his second wife, Tonina Liotine. Tonina (along with her second and third husbands) lived in the house until the early 1990s, at which point she relocated and leased 1320 Kearny. When Tonina died in 1995, ownership was transferred to her niece, Elizabeth Trigila, who sold the property to the current owners, Eric Guerin and Jim Fisher, in 1999.

The building is frame construction with stucco on the front façade and asbestos tiles on the sides and rear of the house. Interior walls are plaster and lathe. The roof is tar and gravel. The façade has an angled bay window to the right and a single window to the left. The original wood-sash, double-hung windows in the façade and one rear window were replaced with aluminum windows in 1978. The roof was replaced in 1991. Additions include a laundry room and a staircase at the rear of the lot. In 1999, the current owners replaced the aluminum windows with wood-sash, double-pane windows with divided lights in the upper panes.

The building does not appear to qualify for the California Register of Historical Resources. Research did not reveal an association with events that have made a significant contribution to California's history or with the lives of persons important in the past. The building is not architecturally significant: it does not embody the distinctive characteristics of a type, period, region, or method of construction; does not represent the work of an important creative individual; and does not possess high artistic values. In addition, the building does not appear to contribute to a potential historic district or significant context. As stated above, the building is within the vicinity of a potential historic district (or districts) located on the western slope of Telegraph Hill with a theme of Edwardian-era architecture and a period of significance from 1906-1916. However, with a construction date of 1927, 1320 Kearny is outside the period of significance of the potential district.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☐ Lacks
design, ☐ Retains ☐ Lacks
materials, ☐ Retains ☐ Lacks
workmanship ☐ Retains ☐ Lacks

setting, ☐ Retains ☐ Lacks
feeling, ☐ Retains ☐ Lacks
association. ☐ Retains ☐ Lacks

Notes: Because 1320 Kearny is not significant according to the California Register criteria, it cannot, by definition, possess integrity. Integrity is defined as the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existing during the resource's period of significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

Notes: The subject property does not appear to be a historical resource for purposes of CEQA because it is not significant according to the California Register criteria.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

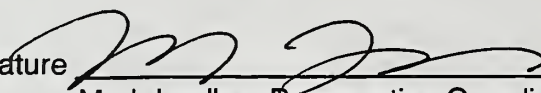
☐ Yes ☒ No ☐ Unable to determine

1320 Kearny is not in the immediate vicinity of any previously identified historical resources. However several buildings on the subject block were constructed before 1913 and therefore may qualify as historical resources pursuant to the Department's CEQA review procedures. In particular, the adjacent building at 1310-1314 Kearny was constructed in 1911 and appears to retain most of

its historic fabric. In addition, as described above, there are three groups of AS-rated buildings within the vicinity of the project that may be historical resources.

The alteration and enlargement of 1320 Kearny will not have an adverse effect on either the potential historic resources on the block or the groups of AS-rated buildings in the vicinity. The project will not be visible from the AS-rated buildings, which are on different block faces. Moreover, the design of the project is compatible with the potential historic resources on the block face, including the adjacent building at 1310-1314 Kearny. The project will be consistent with the size and scale of existing development and will reinforce the existing street wall. Although the design of the façade will be of its own time, it will include features, such as wood windows, a square bay, and wood siding, that are compatible with the character of the block. The application of the Residential Design Guidelines as part of the permitting process will further refine the proposal to ensure compatibility with existing neighborhood character.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 1-10-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File



| 1320 Kearny Street



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.1287E – 71 Bishop Street
Project Location: 71 Bishop Street; between Ankeny Street and Harkness Avenue
Assessor's Block and Lot: Block 6168; Lots 012, 013
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a one-story over garage, two-bedroom 1,657-square foot (sq ft) single-family dwelling constructed circa 1939, and construction of two new 4,266-sq ft, 30-foot-high, two-story over garage, single-family buildings. The existing structure provides off-street parking for one car and the proposed buildings would each provide off-street parking for one car. The proposed structures would be set back 7-1/6 feet from the front edge of the lot line and the existing structure is set back 5/6 foot from the front edge of the lot. The project site is two contiguous 2,500-sq ft parcels on the east side of Bishop Street within the block (Assessor's Block 6168; Lots 012, 013) bounded by Bishop Street to the west, Ankeny Street to the north, Sparta Street to the east, and Harkness Avenue to the south. The project site, located in the Visitacion Valley neighborhood, is zoned RH-1 (Residential, House – One Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alex Nie, Best Design & Construction Co. 415 656-3528, representing Edmund Lau

EXEMPT STATUS:

☒ Categorical Exemption, Class 3 and Class 1 [CEQA State Guidelines, Sections 15303(a) & 15301(l)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

2/23/07
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Alex Nie, Project Sponsor
B. Fu & J. Battis, Planning Dept.
Historic Preservation List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the subject building is not a historic resource as defined by CEQA.¹ The existing structure on the project site is a 2,040-square foot (sq ft), one-story over garage single-family dwelling constructed circa 1939, with a hipped-roof, and of wood-frame and wood siding construction. Although there are buildings in the area constructed between 1914 and 1950, the remaining homes on the street date to between 1975 and 1987. The nearest fully documented historic district is the Liberty Hill Historic District, located several miles away.² Applying the California Historic Register criteria, Preservation staff determined that the existing building is not a historic resource.³

Archeological

Because the proposed project would necessitate the movement of ground soils, the Planning Department conducted an archeological sensitivity analysis to assess the potential for disturbance to subterranean artifacts. The analysis confirmed that there are no known historic archeological resources located at or near the project site. Therefore, there could be no adverse effect on such resources.

As described above, the proposed project would construct two 4,266-sq ft single-family residential buildings. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residential structure. In urbanized areas, this exemption applies to up to three single-family homes. Therefore, the proposed construction is exempt from environmental review under Class 3.

The proposed project would also require demolition of a 2,040-sq ft circa 1939 single-family dwelling. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition of up to three single-family residences in an urbanized area. Thus, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Resource Specialist, Historic Resource Evaluation Response for 71 Bishop Street, December 4, 2006.

² KDI Land Use Planning. Historic Resource Evaluation Supplemental. Submitted to the San Francisco Planning Department September 13, 2006. This document is on file as part of Case No. 2006.1287E and may be reviewed by appointment at the San Francisco Planning Department, 1660 Mission Street, Fifth Floor.

³ See footnote 1.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 71 Bishop Street
Block: 6168 Lot: 03012 & 013
Case No.: 2006.1287E
Date of Review: 12/04/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Corey Alvin &
Elizabeth Gordon Jonckheer
Company: KDI Land Use Planning
Email: corey@kdiplanning.com,
elizabeth@kdiplanning.com

Owner

Contact: Edmund & Shirley Lau
Address: 71 Bishop St. SF, 94134
Phone: 415519-4923
Fax: 415-467-9088
Email: edmund.lau@hp.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

Demolition of the existing one-story SFR constructed in 1939 and construction of two 2 ½ - story SFRs

Pre-Existing Historic Rating / Survey

The subject property has not been previously identified in any know survey.

Historic District / Neighborhood Context

The subject property is located along Bishop Street at the end of a cul-de-sac. The majority of surrounding properties were constructed between 1975 and 1987. These SFR are built in a consistent pattern occupying the entire street frontage with almost no side yards and large projecting square bays.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: While the subject property is older than fifty years, the provided information does not yield any evidence that would define the structure as eligible for the California Register as does not possess any of the significant architectural or historic characteristics defined under the Criteria of Significance. Staff concurs with the submitted report that the subject property is, "...a modest mid-century track home constructed of seemingly good quality materials...and is absent of distinctive characteristics of a type, period, or method of construction or one that possesses high artistic value."

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: The exterior of the subject property retains much of its architectural integrity; however, staff has determined that the building does not meet any of the criteria that would make it eligible for the California Register. As a result of the dense residential development that occurred during the second half of the 20th-century, the subject property no longer conveys the same setting, feeling, and association that it may have possessed after its initial construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

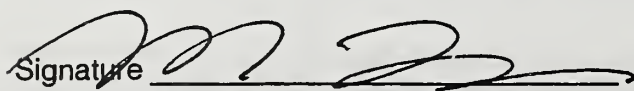
- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
 (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

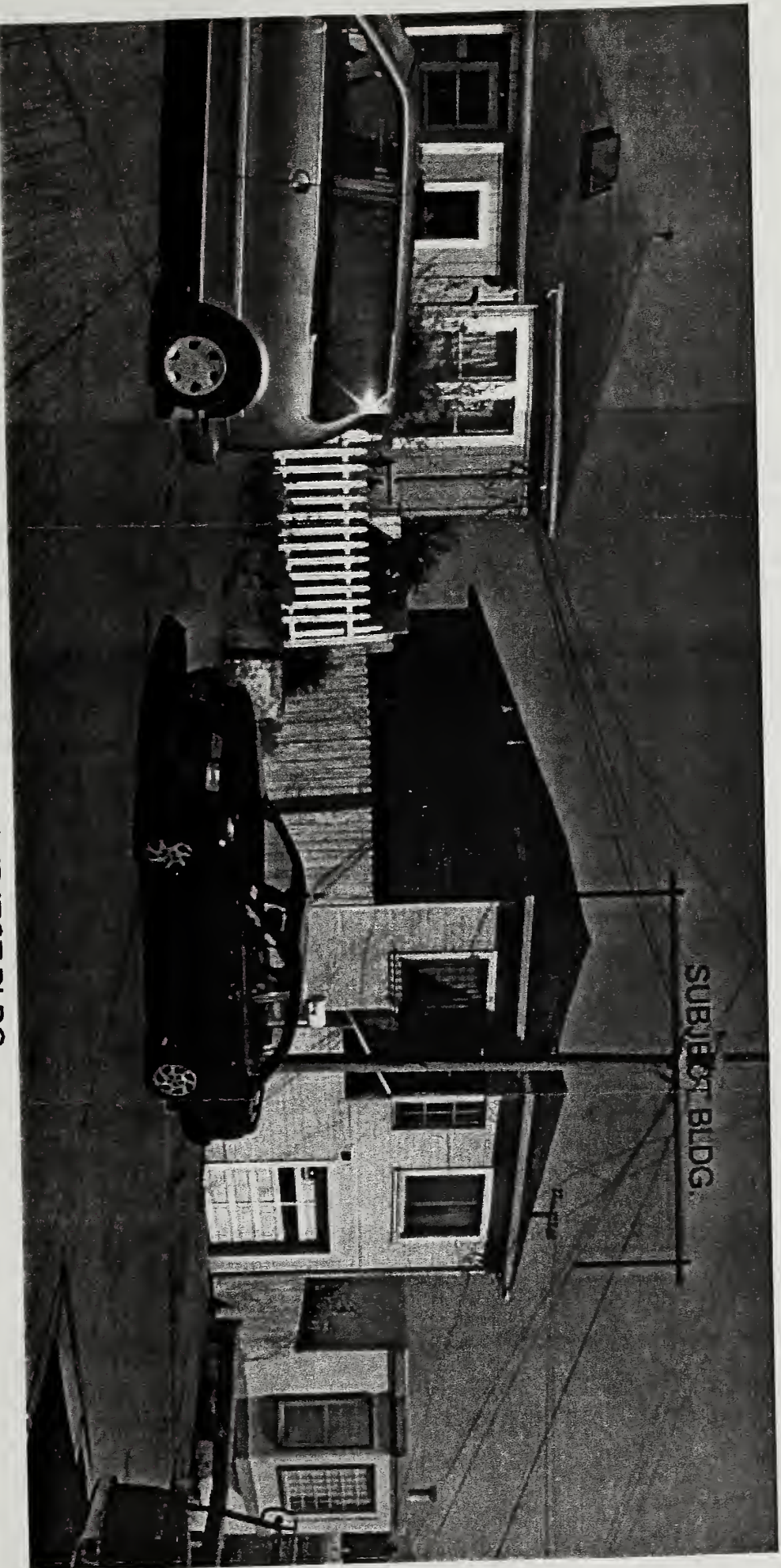
☐ Yes ☐ No ☒ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
 Mark Luellen, Preservation Coordinator

Date: DEC. 06, 2006

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
 Virna Byrd / Historic Resource Impact Review File



FRONT FACADE OF SUBJECT BLDG.
71 BISHOP STREET, SAN FRANCISCO, CA
BLOCK: 6168 LOT: 12&13



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0780E – Horizontal and Vertical Additions to an Existing Single-Family, Two-Story Dwelling to Create a Three-Story, Two-Family Dwelling
Location: 976 Elizabeth Street, between Hoffman Avenue and 23rd Street
Block and Lot: Block 2807; Lot 021
City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 976 Elizabeth Street (Block 2807, Lot 021) is located on the north side of Elizabeth Street, between Grand View and Hoffman Avenues in the Noe Valley neighborhood. The proposed project would include both horizontal and vertical alterations and additions to the existing, approximately 2,074-square-foot, two-story, 21-foot high, single-family residence with a one-car garage. The residence would have a new front elevation, and become a three-story, 33½ foot-high, two-family structure that would be approximately 3,653 square feet in size with one off-street parking space.

The project site is approximately 2,850 square feet in size, is zoned RH-2 (Residential, Two-Family), and is within a 40-X height and bulk district. The existing building is one-story over garage and was constructed around 1903. While the property has a garage, there is no curb cut for vehicular access; therefore the proposed garage would require a curb cut permit from the Department of Public Works

Continued on Next Page

Remarks: Please see next page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Angela T. Matt, Property Owner

Telephone (415) 595-2047

EXEMPT STATUS:

X Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and (e)(2)]

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

2/23/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Angela Matt, Project Sponsor
Sophie Middlebrook, Preservation Technical Specialist
Michael Smith, SW Quadrant Planner
Supervisor Bevan Dufty

Bulletin Board
M.D.F./Exemption/Exclusion File
Historical Preservation List

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Description of Nature and Purpose of Project: (continued from previous side)

(DPW). The applicant seeks a variance from the required number of off-street parking spaces. The project site is not included in any historic survey or inventory, and it has been determined by the Planning Department's preservation staff not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that because the existing residential building is not eligible for listing on the California Register for association with a significant event, persons, architecture, information potential, district or context, it is not deemed to be an historical resource.¹ The project site is located in the Noe Valley neighborhood, on the north side of Elizabeth Street, which is included in *Stairway Walks in San Francisco*.² Most structures on the subject block were built prior to 1913. The buildings on the subject block face range from one story with attic to two-stories in height although a four-story multi-unit structure is located on the northeast corner of Elizabeth Street and Grand View Avenue. The subject property was originally constructed as a small cottage in approximately 1903 and has undergone many additions throughout the last century, which has resulted in a complicated and varied roofline; replacement of wood windows with aluminum; installation of vinyl siding; and removal of all surface detail that may have existed on the building, such as wood brackets, textured wood siding, wood windows, and bargeboard along the eaves. Also, the dwelling is not within a designated historic district, and does not appear to have sufficient unity of size, style, or massing for the block to be considered part of a potential historic district. Because the existing building is not considered a historical resource under CEQA, this project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available; and the area in which the project is located is not environmentally sensitive. The proposed project would involve the addition of 1,579 square feet, well under the 10,000 square foot limitation, and the site is located within a developed urban area that is well served with power, water, schools, and other services. The area is not known to be environmentally sensitive. Therefore, the proposed addition would be exempt under Class 1. Section 15301(a), also Class 1, provides an exemption for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would result in the alteration of the existing front façade. Thus, the proposed façade alteration also would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the structure on the property is not an historical resource under CEQA, and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1.

¹ Middlebrook, Sophie, Historic Preservation Technical Specialist. *Memorandum: Historic Resource Evaluation Response*, to Rachel Schohn, Environmental Planner. January 12, 2007.

² Bakalinsky, Adah. *Stairway Walks in San Francisco*. October 2001.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 976 Elizabeth Street
Block: 2807 Lot: 021
Case No.: 2006.0780E
Date of Review: January 12, 2007

Planning Department Reviewer:
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sophie.middlebrook@sfgov.org

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Address: 976 Elizabeth Street
San Francisco, CA 94114
Phone: (415) 595-2047
Fax:
Email: angelatmatt@gmail.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposed project includes extensive alterations and additions to the subject building, including vertical and horizontal additions, replacing the front elevation, and converting the single-family dwelling into two-family residence. The proposed change in dwelling units is consistent with the RH-2 zoning of the district.

The existing structure is a two-story building, constructed in 1903, that measures a total of 2,074 square feet on a 25'x114' lot. The proposed project would result in a three-story structure that measures 3,653 square feet on the lot.

Pre-Existing Historic Rating / Survey

According to information provided by the County Assessor's office, the existing structure was constructed in 1903. However, research into the history of building permits and the records of the Spring Valley Water Company indicate that the building was constructed in 1906. The subject building first appears on the 1913 Sanborn fire insurance map. Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department. The subject building is not in a designated historic district, and it does not appear that there is sufficient unity of style, size, or massing for the block to be considered part of a potential historic district.

Historic District / Neighborhood Context

The subject property is located in Noe Valley, on Elizabeth Street, bounded by Hoffman Avenue to the east, Grand View Avenue to the east, and 23rd Street to the north. As the attached map illustrates, there are a large number of buildings in the surrounding area that were constructed prior to 1913; however, the block is characterized by buildings of multiple architectural styles in a wide range of sizes and scale. The block is also characterized by mixed zoning: the subject property is located in an RH-2 district. However, the adjacent lot is zoned RM-1 (low density apartment dwellings), and there are numerous apartment buildings on both sides of the block face. It does not appear that the block is a potential historic district for the purposes of CEQA.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Although the County Assessor records indicate that the property was constructed in 1903, both the records of the Spring Valley Water Company and the Sanborn fire insurance maps suggest that the subject property was actually constructed in 1906. The subject building was constructed as a small-scale cottage with a gable roof. The wood frame building is one story over a garage at grade level, with a single bay with a large window centered under the street-facing gable end. The window system consists of an aluminum sash with two casement windows surrounding a large picture window in the center of the configuration. An exterior, covered porch with a flat roof has been added on the east end of the façade. A flight of exterior stairs leads from grade level up to the porch, and the building's primary entrance is accessed through this upper level porch. There is a window east of the primary entrance that appears in photographs to be a fixed window with six lites. The building is clad in vinyl siding, and a fiberglass awning covers the front entrance door. Throughout the last century, additions have been made to the subject building and the result is a more complicated and varied roofline than that of the original structure. It does not appear that the building is individually eligible for listing on the California Register. All surface detail that may have existed on the building when it was originally built such as wood brackets, textured wood siding, wood windows, and bargeboard along the eaves has been removed. The large window centered on the primary elevation is a replacement aluminum window.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

As noted above, the building has been significantly altered since its original construction. Older buildings that have gone through substantial and significant alterations appear to be a major pattern of development on the block, as visible in submitted photographs of both sides of the block face. Alterations to the subject property, with and without building permits, include: raising the building to insert a garage at grade level and therefore altering the entrance configuration; adding the flat-roof covered porch on the east end of the building; replacing many of the wood windows with aluminum windows; removing projecting architectural detailing and installing vinyl siding; and the addition of a pantry addition with a shed roof at the rear of the structure. Based the loss of significant surface details in addition to the inability of the subject property to convey its original form, massing, and scale, the building is not considered an historical resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|---|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

Please note that while the building does not appear to be a historical resource for the purposes of CEQA, and does not need to meet the Secretary of the Interior's *Standards*, the proposed project must meet both the requirements of the current Planning Code as well as the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

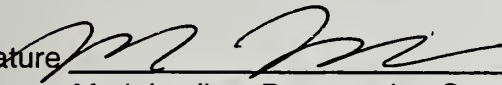
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

1-17-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Michael E. Smith, Neighborhood Planner, SW Quadrant

976 Elizabeth Street



Lap Legend

-  Buildings Constructed Prior to 1913
 Here Today Surveyed Properties
 Subject Property
 City Blocks and Lots



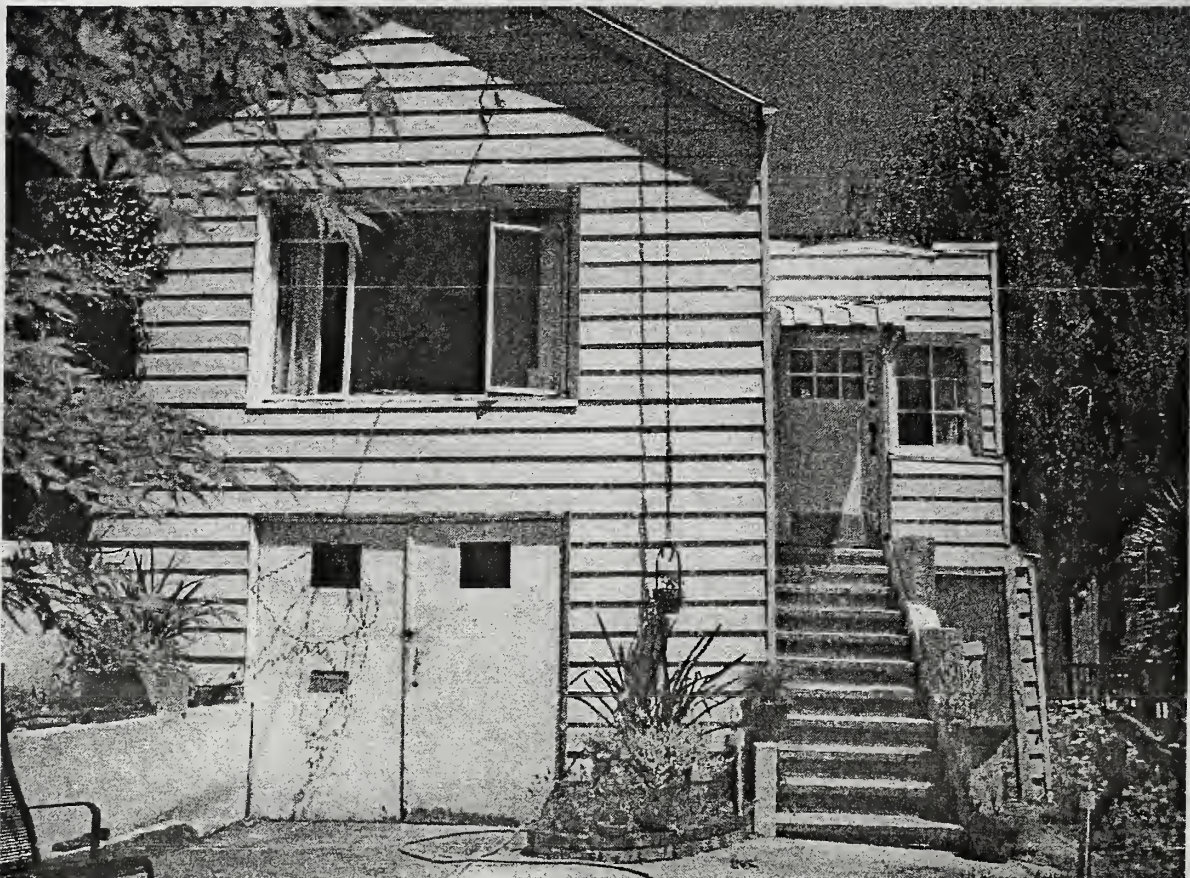
0 25 50 100 150 200 Feet

ates of construction are based on the County Assessor's records.

976 ELIZABETH STREET
BLOCK 2807 LOT 2
OCTOBER 2006



SOUTH FACADE





PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1080E – Demolition of single family home and the new construction of a five-story building with four dwelling units and four off-street parking spaces.

Location: 1029 Natoma Street, between 11th and Lafayette Streets.

Assessor's Block and Lot: Block 3511; Lot 055

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an approximately 572 square-foot one-story single-family residence located at 1029 Natoma Street that was constructed in approximately 1922 [Assessor's Block 3511, Lot 055]. The proposed project would also include the new construction of a five-story building with four dwelling units and four off-street parking spaces. The existing building was reviewed for historic resource issues and was determined not to be an historical resource for the purposes of the California Environmental Quality Act (CEQA). Please see the attached Historic Resource Evaluation Response (HRER) dated December 14, 2006. The project site is an approximately 2,000 square-foot lot on the south side of Natoma Street between 11th and Lafayette Streets in San Francisco's Western South of Market (Western SOMA) neighborhood. The project site is zoned SLR (Service/Light Industrial/Residential) and is within a 50-X height and bulk district. Conditional use authorization is required for residential demolition within the SLR. The proposed project is within the Western SOMA Planning Area Special Use District (Western SOMA SUD).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Edward Kim, (415) 626-9877, ext.105, representing property owner, Abraham L. Smith.

EXEMPT STATUS:
☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS: Please see the next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

March 12, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Edward Kim, Project Contact
Tim Frye, Neighborhood Planner Southeast Team
Supervisor Chris Daly, District 6
Historic Distribution list
Bulletin Board
M.D.F.
Exemption/Exclusion File

DOCUMENTS DEPT.

MAR 14 2007

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 1029 Natoma Street is an historical resource as defined by CEQA. In a memorandum dated December 14, 2006, the Planning Department determined that the building at 1029 Natoma Street is not an historical resource pursuant to CEQA.¹ The building on the project site is a one-story single-family residence constructed in approximately 1922. The building is not included on any local survey of historic places. Through the project contact, supplemental historic information was provided to the Planning Department for review.² The building does not appear to be eligible for listing on the California Register of Historic Resources, as it does not meet the criteria of significance with respect to any event, persons, or architecture. The existing building is a small cottage. Although it retains its historic integrity with respect to location, it has been subject to fire damage recently and on two previous occasions during the 1950s. Other changes have occurred over time including the addition of a small porch at the front and alteration of the garage located in front of the existing residence.³ The building now lacks historic integrity with respect to design, materials, workmanship, setting, feeling, and association. In addition, it does not represent any of the types of worker housing identified as contributing to a potential South of Market historic district.⁴ For the above reasons, the building at 1029 Natoma Street is not an historic resource for the purposes of CEQA. The project was also determined not to have an adverse impact on off-site historical resources.⁵ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The proposed project would involve the demolition of the existing 572 square-foot single-family residence and the new construction of a five-story residential structure with four dwelling units and four off-street parking spaces. *Planning Code* Section 134 specifies that within the SLR zoning district, a rear yard of 25% of the total lot depth shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building. The proposed project would provide the required 25% rear yard at the lowest residential level and at all levels above. The new building would be approximately 50 feet in height and about 5,913 gross-square-feet in size.

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) in order to protect public open spaces under Recreation and Park Department jurisdiction from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department. The analysis determined that the project would not shade any properties subject to Section 295.⁶

Land Use

The proposed project is within the SLR zoning district. The SLR is designed to maintain and facilitate the growth and expansion of small scale light industrial, home and business service, wholesale

¹ Historic Resource Evaluation Response Memorandum from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. December 14, 2006. A copy of this memorandum is attached.

² Frederic Knapp. *Planning Department Requirements for 1029 Natoma Street: Required Historical Information for 1029 Natoma Street*. October 30, 2006. This information is available for review, by appointment, at the Planning Department, 1660 Mission Street, 5th floor, as part of project file 2006.1080E.

³ Ibid.

⁴ Frye (2006).

⁵ Ibid.

⁶ San Francisco Planning Department. *1029 Natoma Street Shadow Analysis*, Case File No. 2006.1080K. January 5, 2007. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor as part of Case File No. 2006.1080E.

distribution, arts production and performance/exhibition activities, live/work use, general commercial and neighborhood-serving retail, and personal service activities while protecting existing housing and encouraging the development of housing and live/work space at a scale and density compatible with the existing neighborhood. Residential use is a principal use within this area. In this district, one dwelling unit is permitted for every 200 square feet of lot area. The project site is 2,000 square feet. Therefore, up to ten residential units would be permitted on the project site. The proposed project would provide four residential units.

In 1999, the Planning Commission adopted interim zoning controls for the City's industrially zoned land, including the project site, for a period of 15 months. These interim zoning controls created an Industrial Protection Zone and Mixed-Use Housing Zones (MUHZs). These controls emphasized maximizing housing development within the MUHZs, including the project site.⁷ The interim controls expired in July 2001, but the intent of the controls became Planning Commission policy through Planning Commission Resolution 16202, adopted August 9, 2001. In this resolution, former MUHZs became a Mixed-Use Housing Zone, where mixed-use housing development, which maximized allowable residential density and affordability standards, was encouraged.

In late 2001, the Planning Commission directed the Planning Department to initiate the Eastern Neighborhoods community planning process to address the broad range of issues involved in formulating permanent controls for the City's remaining industrially zoned lands and the residential and commercial neighborhoods surrounding them. One of the community process goals was to work collaboratively with the neighborhoods in the vicinity of these industrially zoned lands to develop rezoning proposals that would achieve both neighborhood and citywide land use objectives. A *Rezoning Options Workbook* with three rezoning options resulted from this effort. As stated above, the project site is on the south side of Natoma Street between Lafayette and 11th Streets. Natoma Street is an alley that is parallel to Howard Street between Mission and Howard Streets. The project site is outside the boundary of the Eastern Neighborhoods community planning area, and therefore, is not included in any of the proposed rezoning options. The Eastern Neighborhoods rezoning options Draft Environmental Impact Report (DEIR) is expected to be published in April 2007 and the final EIR is anticipated in the Fall of 2007.

In recognition of changes occurring within San Francisco neighborhoods, in 2002 the Planning Department established the Better Neighborhoods Program, the goal of which is to address change by developing neighborhood plans that will strengthen the urban neighborhoods and make them the best that they can be for the people who live there. Through a community-based planning process, these neighborhood plans are intended to build more balanced and livable places in San Francisco.⁸ One of the first neighborhood plans in this program is the proposed Market and Octavia Area Plan. From 2002 until 2004, the project site was located within the proposed Market and Octavia Area Plan, which seeks to enhance the neighborhood's urban mixed-use potential, increase housing, provide a sense of place, improve the safety and attractiveness of streets, increase and enhance open space, and enhance transportation options. The project site's former inclusion within this proposed area plan highlights its connection with the plan's goal of creating a "mixed-use urban neighborhood." The project site was within the SOMA West area of the Market and Octavia Area Plan, and no change in the existing SLR zoning was proposed under that plan.

In February 2004 as part of the Eastern Neighborhoods community planning effort, it was determined that Western SOMA would complete its own community planning process separate from that of the Eastern Neighborhoods. Planning Commission Resolution 16727 exempted Western SOMA from the Eastern Neighborhoods community planning process.⁹ On November 23, 2004, the San Francisco Board of

⁷ San Francisco Planning Commission Resolution No. 14861, adopted August 5, 1999.

⁸ Information regarding the goals of the Better Neighborhoods Program is available at: http://www.sfgov.org/site/planning_index.asp?id=25162. Accessed online February 15, 2007.

⁹ Planning Commission Resolution 16727, adopted by the Planning Commission February 12, 2004.

Supervisors (the Board) established the Western SOMA Citizens' Planning Task Force (the Task Force) in order to inform the Board and the Planning Commission on planning issues for Western SOMA, including the project site, as well as to perform a number of planning-related tasks that would facilitate the development of zoning controls for this area.¹⁰ Western SOMA is comprised largely of parcels that were formerly within the Eastern Neighborhoods area. However, some parcels, including the project site, had previously been within the proposed Market and Octavia Area Plan boundary.

The Western SOMA Task Force will expire after three years on November 23, 2007.¹¹ Until that time, through regular and special committee meetings, Task Force members will continue to conduct a community planning process to recommend policies that meet the Western SOMA community goals and are consistent with the planning principles adopted by the Task Force in August 2006.¹² To facilitate implementation of approved policies, the Board amended the *Planning Code* on July 25, 2006 to establish the Western SOMA Planning Area Special Use District (Western SOMA SUD), the area subject to the community planning recommendations of the Task Force.¹³

One focus of the Task Force is to recommend policies for the preservation of residential uses for the area's existing residents. In particular, the Task Force is developing policies to preserve affordable housing and residential uses along the alleys and side streets.¹⁴ As part of this effort, Task Force planning responsibilities include conducting an analysis of existing residential clusters and the development of policies for their preservation, particularly in Residential Enclave Districts (REDs), which include clusters of low-scale, medium density, predominantly residential areas that are usually located along the narrow side streets in the South of Market area. Portions of Natoma, Lafayette, and Minna Streets located near the project site are zoned RED. The south side of Natoma Street near Lafayette Street, including the project site, is one of several areas within Western SOMA with a concentration of residential uses that may be considered for rezoning to RED or another residential designation in the future as part of the Western SOMA community planning effort. The proposed project is consistent with existing SLR zoning and would be consistent as a residential use in the event the site is rezoned for residential use only.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board found that, in the absence of the pending analysis of cumulative land use impacts in the forthcoming Eastern Neighborhoods EIR, additional analysis would be required for individual projects within in the Eastern Neighborhoods to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR (production, distribution, and repair) jobs and businesses; 2) the potential of a proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's *General Plan*. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The memorandum to the Planning Commission concludes that proposed projects within the Eastern Neighborhoods planning area that clearly would not: 1) displace existing PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's *General Plan*, would not be required to prepare EIRs.

¹⁰ Information regarding the goals and activities of the Western SOMA Citizens Planning Task Force is available at: http://www.sfgov.org/site/westernsoma_index.asp. Accessed online January 31, 2007.

¹¹ San Francisco Board of Supervisors. Resolution 731-04, adopted November 23, 2004.

¹² *Planning Principles*. Adopted by the Western SOMA Citizens Planning Task Force August 23, 2006. Accessed online January 29, 2007 at

<http://www.sfgov.org/site/uploadedfiles/westernsoma/documents/WSoMaPlanningPrinciples.pdf>

¹³ San Francisco Board of Supervisors. Ordinance 206-06, passed July 18, 2006; approved July 25, 2006.

¹⁴ San Francisco Board of Supervisors. Resolution 731-04, adopted November 23, 2004.

The proposed project is not within the Eastern Neighborhoods community planning area. Prior to its inclusion within the Western SOMA community planning area, it was within the boundary of the Market and Octavia Area Plan, a plan that seeks to enhance that neighborhood's urban mixed-use potential. The goals of the Western SOMA Task Force include recommending policies for the preservation of service and light industrial jobs, but preservation of housing is also a priority. The Task Force is also considering appropriate buffers between RED-zoned properties and more intensive uses. The project site is located directly opposite an RED district. Currently, the uses adjacent to the project site are residential with the exception of Lot 014, which abuts the rear of the project site and contains a convenience store, and Lot 015 just south of Lot 014, which is a restaurant. The project site, located along a residential alley, would be an unlikely location for future PDR use. The proposed project would demolish the existing residential building, and replace it with a four-unit residential building. The proposed project would not displace existing PDR space or jobs. Therefore, the project is consistent with other multi-residential developments in the surrounding mixed-use urban neighborhood and would not conflict with any existing or proposed industrial uses.

Since the proposed project includes fewer than five dwelling units, it is not subject to the City's Residential Inclusionary Affordable Housing Program, as outlined in Section 315 of the *Planning Code*. While the proposed project would not increase the number of affordable dwelling units in the area, it would replace a currently uninhabitable single-family residential structure with a four-unit residential building, increasing the number of dwelling units in the Western SOMA area. The project would contribute to the City's housing supply, would retain residential use along a side street within Western SOMA, and would be consistent with the goals and adopted planning principles of the Western SOMA Citizens Planning Task Force.

CEQA State Guidelines Section 15301(l)(1) or Class 1 provides an exemption from environmental review for the demolition and removal of one single-family residence, and in urbanized areas up to three single-family residences. One single-family residence would be demolished as part of this project. In addition, CEQA State Guidelines Section 15303(b) or Class 3 provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures such as a duplex or similar multi-family residential structure totaling no more than four dwelling units, and, in urbanized areas, up to six dwelling units. The proposed project would construct four dwelling units. Therefore, the project would qualify for exemption under Classes 1(1)(1) and 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



Photograph 1 Front of house from Natoma Street.



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INTERNET WEB SITE
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 1029 Natoma Street
Block: 3511 Lot: 055
Case No.: 2006.1080E
Date of Review: 12/14/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Frederic Knapp, AIA
Address: 564 Market St. #402
SF, 94104
Phone: 415-986-2327
Fax: 415-986-2679
Email: Frederic@knapp-architect.com

Owner

Name: Abraham Smith
Address: P.O. Box 8053
Auburn, CA. 95604
Phone: 530-906-0856
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is demolish the existing 2000sf single-story cottage and construct 50', five-story multi-unit structure.

Pre-Existing Historic Rating / Survey

The subject property was constructed in 1922. It was not identified on any surveys nor is listed on any registers.

Historic District / Neighborhood Context

The subject property is sited on Natoma Street between Lafayette and 11th Streets in an SLR zoned area that is comprised of small-scale light industrial uses, single-family and multi-family residences

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Staff believes that the property is not eligible for the California Register because it does not exhibit any of the architectural or historical characteristics that would identify it as a contributor to the previously identified potential district in this area associated with the history of industry in the South of Market area. As well, due to extensive fire damage and changes over time, the subject property does not display a high level of architectural integrity.

The subject property is not associated with any significant persons that would identify the subject property as eligible for the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject property does not represent the types of worker housing identified as contributing to a potential South of Market historic district. The types of properties that contribute to the potential district range from single-family residences to large mixed-use multi-family flats. Ranging from modest designs to more elaborate architectural expressions, they all exhibit a high level of architectural workmanship and materials. The subject property does not possess these qualities and due to extensive fire damage and changes over time, the subject property does not display a high level of architectural integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

1-29-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.1356E – 19 Wilmot Street
Project Location: 19 Wilmot Street; between Fillmore and Webster Streets
Assessor's Block and Lot: Block 0660; Lot 007
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include the demolition of an existing 2,440-square foot (sq ft), 26-1/2-foot-high, two-story, two-family dwelling constructed circa 1900 and construction of a new 4,900-sq ft, 37-foot-high, three-story, two-family dwelling containing two off-street parking spaces. The proposed project would also involve a lot line adjustment that would reduce the existing 3,188-sq ft parcel to a 2,000-sq ft lot. The subject parcel (Assessor's Block 0660; Lot 007) is a through lot located on the south side of Wilmot Street, a minor east-west street that bisects the block bounded by Pine Street to the north, Webster Street to the east, Bush Street to the south, and Fillmore Street to the west. The project site is within the Western Addition neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gary Bell, project sponsor, 415-902-5400, representing Leichtling & Stern Family Trust

EXEMPT STATUS:

☒ Categorical Exemption, Class 1, 3, & 5 [CEQA State Guidelines, Sections 15301(l)(2), 15303(b), & 15305(a)]

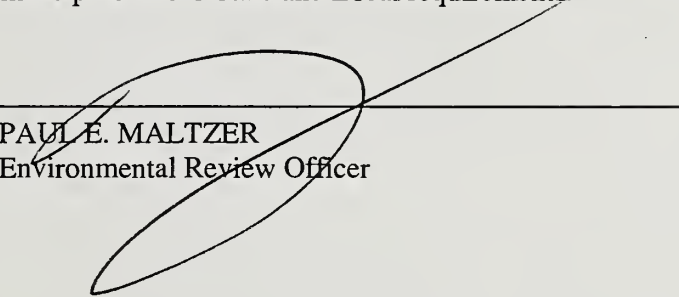
REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

3/29/07
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Gary Bell, Project Sponsor
S. Vellve & J. Battis, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F.


PAUL E. MALTZER
Environmental Review Officer

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department had to determine whether the proposed project would result in a significant effect on a historic resource. Therefore, the Planning Department conducted a historic evaluation of the existing building and determined that the property is not a historic resource for the purposes of CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).¹

The project site is located directly across the street from the Cottage Row-Bush Street Historic District whose boundaries are generally Bush Street to the north, Webster Street to the east, Sutter Street to the south, and Fillmore Street to the west. The District includes a high concentration of modest small-scale residential buildings of similar age and architectural style. North of the District is an area that includes the project site and that meets the criteria for consideration as a potential historic district, having significance for its concentration of intact residential buildings built to the street's edge in the grand Italianate style.² The Department's HRER memorandum makes the distinction that the north side of Bush Street (potential district) is primarily large-scale Italianates, while its south side (established Historic District), is composed of smaller, more modest buildings. However, the HRER memorandum concludes that the building at 19 Wilmot does not hold a relation to the surrounding buildings of significance.

The Planning Department evaluated the existing 2,440-sq ft residential building constructed circa 1900, and found that it had been significantly altered and moved from its original location and that it is not a historic resource as defined by the California Historic Register criteria. Therefore, its demolition would not result in a significant effect on an individual resource. The Department also evaluated the project's effect on the potential historic district and found that demolition of the existing building would not effect the potential historic district because it is not considered a contributor to the potential district; and construction of the proposed building would not result in an effect on the potential district since the materials, proportions, massing, and siting of the proposed building are in keeping with the character of the potential district.³ The proposed design of the new structure would be sensitive to the historic resources in the area and was also determined not to have an adverse impact on off-site historic resources.⁴

For the reasons stated above, the building at 19 Wilmot is not a historic resource for the purposes of CEQA. The project was also determined not to have an adverse impact on off-site historic resources or the potential historic district as defined by CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1, Class 3, and Class 5.

CEQA State Guidelines Section 15301(I)(2), or Class 1, provides an exemption from environmental review for demolition of a duplex or similar multifamily residential building. The proposed project would involve the demolition of the two-family dwelling. Therefore, the proposed demolition would be exempt from environmental review under Class 1.

The project would also entail the construction a 4,900-sq ft, 37-foot-high, three-story, two-family residential building. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for construction of a duplex or similar multifamily residential building. Therefore, the proposed construction would be exempt from environmental review under Class 3.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Resource Specialist, Historic Resource Evaluation Response for 19 Wilmot Street, February 2, 2007.

² Ibid.

³ Ibid.

⁴ Ibid.

The project would also entail a lot line adjustment such that the existing 3,188-sq ft lot, which fronts on Wilmot and Bush Streets would be reduced to a 2,000-sq ft lot with frontage only along Wilmot Street.⁵ CEQA State Guidelines Section 15305(a) or Class 5, provides an exemption from environmental review for minor lot line adjustments not resulting in the creation of a new parcel in areas with an average slope of less than 20 percent. The project site contains a slope of approximately 16 percent, and the proposed lot line modification would not result in the creation of a new parcel. Therefore, the proposed lot line adjustment would be exempt from environmental review under Class 5.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the property is not a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ With the proposed lot line adjustment, the adjacent parcel to the east (Assessor's Block 0660; Lot 061) would become an "L-shaped" lot totaling 4,507 sq ft. A search of City Department of Building Inspection records for this address at 2104 Bush Street revealed no permit activity and any future proposal would be subject to a separate environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 19 Wilmot Street, aka
2106 Bush Street

Block: 660 Lot: 017

Case No.: 2006.1356E

Date of Review: 02/02/07

Planning Department Reviewer:

Tara Sullivan-Lenane

415-558-6257

tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Jonathan Pearlman
Company: ElevationArchitects
Address: 25 Lusk Alley, Suite 100
San Francisco, CA 94107
Phone: 415-537-1125
Fax: 415-537-1126
Email:

Owner

Name: Leichtling & Stern Family Trust
Company:
Address: 2104 Bush Street
San Francisco, CA 94115
Phone: 415-999-6076
Fax:
Email: sternlight@mindspring.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing two-story two-family dwelling; and
- The construction of a new three-story-with-garage two-family residence.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

19 Wilmot Street is located between Webster and Fillmore Streets in the Western Addition neighborhood of San Francisco. It is surrounded by residential land uses and is within an RH-2 District and a 40-X (House, Two-Family) Height and Bulk District. 19 Wilmot Street is on a lot that runs from Bush Street to Wilmot Streets, and is directly across the street from the San Francisco Bush Street-Cottage Historic District and half a block from the neighborhood commercial district on Fillmore Street.

The area is characterized by small-and-medium-scale homes, most of which were constructed prior to 1900. Building heights typically range from two stories above a ground floor to three stories. The buildings on the same side of Bush Street as the subject property (the north side) typically are taller than those on the southern side of the street (within the Bush Street-Cottage Row Historic District). Building styles and ornamentation are in a variety of architectural types with the predominant styles being Italianate and Stick. There is a high concentration of buildings in the immediate vicinity of 19 Wilmot Street that were included in the 1976 Citywide Architectural Survey and are in *Here Today*. It should be noted that the building immediately adjacent to 19 Wilmot Street (2140 Bush Street) is a 1920's two-story concrete warehouse.

Wilmot Street is a small 20' wide street that runs parallel to Bush Street. The properties on the block, including the subject property at 19 Wilmot Street, typically have two street frontages – one on Bush and the other on Wilmot Street. The building pattern is consistent: there is a larger house located towards the front of the property along Bush Street, with a smaller one-and-two-story outbuilding in the rear that fronts Wilmot Street.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

19 Wilmot Street is a two-story, two-family residential building constructed sometime between 1900 and 1915. Records are inconsistent about the construction date. Square in form, the building features a plain stucco façade treatment with some minor detailing along the parapet. The ground floor is recessed approximately 18 inches, is clad in wood siding, and features a large window opening and entrance door. The second floor has a three window openings with aluminum sliders. The sides of the building still feature the historic simple siding, with a remnant of the historic cornice at the rear corner (facing Bush Street).

A study of the Sandborn maps for the site indicate that a building was once located towards the front portion of the lot, facing Bush Street. In the 1899 map, there is a one-story dwelling with a long bay window or entrance. It does not match the footprint of the adjacent buildings, which are larger two-story dwellings that exist today, but rather appears to more closely resemble the buildings across the street in the Bush Street-Cottage Row Historic District. In the 1899 Sanborn map there is a small one-story building located along Wilmot Street, with a note that it was a blacksmith shop. The conditions are the same on the 1915 Sanborn map. However, on the 1913-1928 (corrected to 1950) Sanborn map the conditions of the lot change – the building located along Bush Street is no longer there, and the present building at 19 Wilmot Street is shown. A close look at the map shows that the building footprint is identical to the one along Bush Street, indicating that

it may have been relocated on the lot towards Wilmot Street. Records do not indicate if this in fact occurred or why the building along Bush Street was removed. However, there is evidence of a cornice along the rear of 19 Wilmot Street, which faces Bush Street, giving some support to this theory.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. There are no construction records for 19 Wilmot Street but the building does appear on the 1899 Sandborn map in its present configuration but in a different location. The original style may have been a simplified Italianate, based on buildings located on the same block that appear on the 1899 Sandborn Map which share a similar footprint as 19 Wilmot Street. 19 Wilmot Street may have originally had similar details; however, due to several alterations, the building today does not convey sufficient information to indicate its original age and detailing, and therefore does not meet Criteria 3. Further, the alterations to 19 Wilmot Street have not gained significance and do not in themselves cause the building to meet Criteria 3.

Further, records have not revealed any persons who are associated with events that have made a significant contribution to the broad patterns of history to be associated with the house or property, and therefore the 19 Wilmot Street does not meet Criteria 1 or 2.

19 Wilmot Street does not appear to contribute to a potential California Register historic district. Although the immediate neighborhood contains a high concentration of buildings that are listed in *Here Today* and in the 1976 Citywide Architectural Survey, which would indicate potential district status based on shared architectural characteristics, 19 Wilmot Street does not possess architectural or historic value to contribute to this potential district. The majority of the buildings located in the potential historic district were constructed prior to 1900 with the predominant architectural style being Italianate, and they are typically larger homes that feature grand details and characteristics of the style. While many of the properties along Bush/Wilmot Street feature smaller one-and-two-story buildings at the rear along Wilmot Street, they are typically ancillary structures and their architecture reflects that. 19 Wilmot Street does not meet any of these characteristics. As discussed above, 19 Wilmot Street never appeared to be a grand Italianate house, as the majority of the buildings on the block facing Bush Street are. Further, although the historic Sanborn maps indicate that there was a small outbuilding located at the Wilmot Street portion of the subject property, the current structure appears to have been the older residence relocated from the Bush Street frontage. As such, 19 Wilmot Street does not contribute to a potential historic district in this portion of the Western Addition neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☐ Retains	☒ Lacks	setting	☐ Retains	☒ Lacks
design	☐ Retains	☒ Lacks	feeling	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	association	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

19 Wilmot Street does not retain a high degree of integrity, having undergone major exterior alterations during its lifetime. Historic details such as façade treatment and decoration, and window sashes have been removed. Apparent alterations include the installation of a modern façade treatment. Records are unclear as to the date of construction, and as discussed above, the building may have been located on another portion of the lot and relocated to its present location. Today, the 19 Wilmot Street building does not retain integrity of location, design, materials, workmanship, or setting. However, despite alterations, the building does retain its integrity of feeling and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 19 Wilmot Street is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

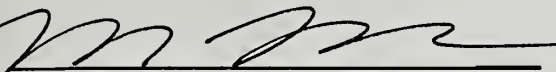
Not applicable because 19 Wilmot Street is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

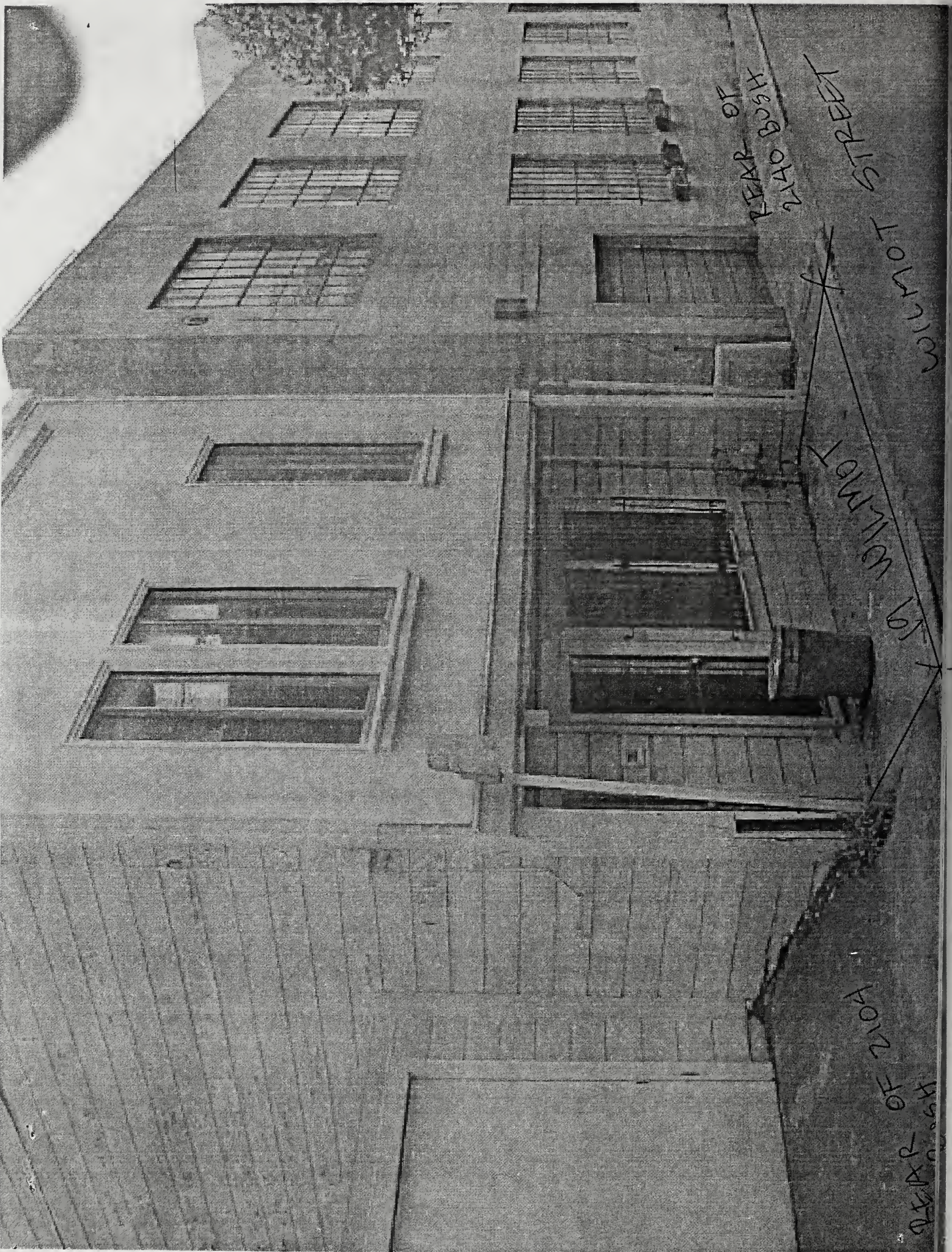
The proposed design of the new structure at 19 Wilmot Street is sensitive to the historic resources in the area and will not have an adverse effect on the potential historic district in the neighborhood identified above. The building will be located at the rear of the property facing Wilmot Street, which reflects the historic building pattern on the block. The proposed building will be three stories in height, will be clad in wood shingles, and feature a variety of contemporary window types. The design of the new building does not convey any sense of false historicism. However, the materials, proportions, massing, and siting of the proposed building are in keeping with the historic neighborhood pattern and character and will not have any adverse impacts on the potential historic district in the northeast portion of the Western Addition neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 3-1-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



REAR OF
2140 BUSH
STREET

19 WILLMOT

REAR OF 2104



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0842E – 1135, 1137, 1139 Green Street

Project Location: 1135, 1137, 1139 Green Street; between Leavenworth and Hyde Streets
Assessor's Block and Lot: Block 0125; Lots 115, 116, 117
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of a new basement and construction of an underground parking garage for five vehicles. The 3,000-square foot (sq ft) basement storage area would extend approximately nine feet below three existing townhome structures constructed in 1908 and listed on the *Here Today* historic register; the approximately 3,000-sq ft garage, would extend about 18½ feet below grade. The project would require breaching and excavating behind a large retaining wall on Green Street to allow for the removal of 2,400 cubic yards of soil. Access to the garage would be through a 9-foot by 10-foot wooden roll-up garage door on Green Street. The basement area would be accessed by each of the three units through independent staircases and an elevator. The site, on the southern side of Green Street, is a rectangular parcel of 5,275 sq ft within the block (Assessor's Block 0125; Lots 115, 116, 117) bounded by Green Street to the north, Leavenworth Street to the east, Vallejo Street to the south, and Hyde Street to the west. The project site, located in the Russian Hill neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Brett Gladstone, 415-434-9500, representing Larry Holmberg

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301(e)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

Date of Determination: April 10, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Brett Gladstone, Project Sponsor
Adam Light & J. Battis, Planning Dept
Kathleen Courtney, Russ. Hill Com. Assn.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board / M.D.F

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REMARKS (Continued):

The subject structure, a three-unit townhome of 1908 origin and accompanying retaining wall along Green Street are recognized historic resources per their inclusion in the *Here Today* register. In evaluating the proposed project for its potential to impact a historic resource, Planning Department Preservation staff determined that the proposed project would not result in a significant adverse effect. Specifically,

“the project sponsor has commissioned detailed and appropriate shoring plans and studies, leading the Department to the conclusion that the historical features and materials of the subject property will be preserved. Furthermore, the plans and construction activities will be closely reviewed and monitored by the Department of Building Inspection to ensure that the integrity of the retaining wall and row houses will be preserved. Planning Department staff has placed conditions on the permit plans to further alert the Department of Building Inspection that the retaining wall and row houses must be protected and preserved.”¹

Moreover, the proposed project was found to conform to the U.S. Secretary of the Interior’s *Standards for Rehabilitation of Historical Structures* such that

“no character defining features or significant amount of historical architectural material will be removed, the historical architectural appearance of the property will not change (with the exception of a relatively small approximately 9’ X 10’ garage door opening), all reasonable precautions are being taken to ensure that the structural integrity of the project will remain intact, the exterior building envelope of the subject property will not change, and most importantly, the project will provide necessary structural report to allow the wall (and consequently the buildings it supports) to better withstand lateral forces in a major earthquake.”²

Therefore, the proposed project would not compromise the integrity of the existing buildings or retaining wall, and therefore, would not result in a significant adverse effect on a historic resource. Insofar as the proposed project would not materially alter the appearance or integrity of the site, the existing structures, or their historic setting, the project may be found to be exempt from environmental review under the California Environmental Quality Act (CEQA) if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

The proposed project would include interior renovations and a minor exterior alteration at the level of a large retaining wall below the existing three-unit (or three “row house”) residential condominium structure. The existing two-story residential building contains three approximately 2,000 square-foot dwelling units (or “row houses”) and has no off-street parking spaces. The proposed project would result in a new nine-foot by ten-foot garage door entrance on Green Street, providing access to a new subterranean five-car garage 18½ feet below the dwellings, and one level of basement storage extending nine feet below the ground floor. These facilities would be constructed by excavating 2,200 cubic yards of earth and rock³ behind the existing retaining wall and structurally supporting it with concrete and steel beams⁴. Upon completion of the proposed project, the building would contain five parking spaces and approximately 3,000 square feet of storage space. The proposed project would not increase the existing number of dwelling units or the amount of living space.

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures that would not result in an increase of more than 10,000 square feet in areas not environmentally sensitive and which contain all public services and facilities to allow for maximum development

¹ Memorandum from Adam Light, Preservation Resource Specialist, Historic Resource Evaluation Response for 1135 Green Street, San Francisco, Calif. Case File No. 2005.0842E, March 13, 2007.

² Ibid.

³ Memorandum from Michael Jacinto/Randall Dean, Archeological Sensitivity, 1135 Green Street, San Francisco, Calif. Case File No. 2005.0842E, January 9, 2006.

⁴ Geotechnical Engineer Report, 1135 Green Street, San Francisco, Calif. Prepared by Robert Mahony, March 14, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

permissible under the General Plan. The proposed project would entail the construction of a 3,000-sq ft basement and a 3,000-sq ft subterranean garages and would be located in an area not environmentally sensitive and containing all necessary public services and facilities. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.





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MEMORANDUM: Historic Resource Evaluation Response #2

MEA Planner: Jeremy Battis

Project Address: 1135-1139 Green Street
Block: 0125; Lots: 115, 116, 117
Case No.: 2005.0842E
Date of Review: March 13, 2007

Planning Department Reviewer:

Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant

Name: Ilene Dick
Company: Gladstone & Associates
Address: 177 Post Street, Penthouse
Phone: (415)434-9500
Fax: (415)394-5188
Email: brett@gladstoneassociates.com

Owner

Name: Larry Holmberg
Company:
Address: 1135 Green Street
Phone: (408)393-8209
Fax: (408)738-4852
Email: lholmberg@aol.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposed project is to construct a five-car garage and one level of basement storage below three existing row houses, and behind an existing retaining wall. The garage and storage basement would be constructed by excavating the soil and rock behind the existing retaining wall. The retaining wall, which is an historical character-defining feature of the subject property would be structurally shored and underpinned so that it would continue to support the weight of the row houses above. The only visible change to the subject property would be the introduction of a relatively small, approximately 9' X 10' wood panel roll-up garage door constructed into the face of the approximately 50'-long by 25'-high front retaining wall.

Pre-Existing Historic Rating / Survey

The subject property is listed in "Here Today" and is included in the City's 1976 Architectural Survey. The large retaining wall is specifically called out by Page & Turnbull in an historic evaluation report as being one of the oldest and tallest retaining walls in San Francisco.

Historic District / Neighborhood Context

The subject property is located on Russian Hill, which contains National Register Districts and several San Francisco Landmark buildings. The neighborhood is an important historical resource to San Francisco.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1909-1913

Notes: The subject property is significant for its association with the San Francisco's reconstruction period following the 1906 earthquake, and is also significant for its architecture, including the Tudor cottage style of the row houses, and the massive retaining wall fronting on Green Street.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☒ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Besides the important Tudor cottage-style row houses themselves, the massive retaining wall at the front property line is a major character-defining feature of the property. This retaining wall, as well as the houses above, must be protected during any construction project in order for the historical integrity of the site to remain intact. The project sponsor has commissioned an architect and structural engineers who have produced approximately 16 pages of structural drawings, many pages of structural calculations, and a geotechnical report describing the structural conditions of the soil and rock below the houses and behind the retaining wall, as well as the retaining wall itself. Many such garages are excavated below existing historic residential structures in San Francisco and are routinely approved

and executed with no discernable damage to the historical integrity these historic properties. Although few of these projects are on such a large scale as the subject property, the project sponsor has commissioned detailed and appropriate shoring plans and studies, leading the Department to the conclusion that the historical features and materials of the subject property will be preserved. Furthermore, the plans and construction activities will be closely reviewed and monitored by the Department of Building Inspection to ensure that the integrity of the retaining wall and row houses will be preserved. Planning Department staff has placed conditions on the permit plans to further alert the Department of Building Inspection that the retaining wall and row houses must be protected and preserved.

In response to concerns expressed by the Joseph Butler and members of the Russian Hill Community Association, the Department withdrew a previously issued Categorical Exemption in order to allow further investigation and analysis of the project by qualified consultants.

J. Gordon Turnbull of Page and Turnbull preservation architects has been hired to be a consultant under the direction of Planning Department staff to report on the proposed project. Mr. Turnbull, with the advice of a qualified and highly experienced San Francisco structural engineer, Patrick Buscovich, and a qualified San Francisco geotechnical engineering firm Treadwell and Rollo who have both investigated the conditions at the site, have concluded that the existing wall, while presently stable, could very realistically sustain significant structural damage from a major earthquake, thus affecting the stability of the historic wall itself, the three houses above, and the immediately surrounding neighborhood. Mr. Turnbull states in Addendum 2 to his February 2, 2007 letter to the Planning Department:

"Both the assessment of Mr. Boscovich and of Treadwell & Rollo refrain from stating that repair or stabilization of the wall must occur now, because the wall is standing and appears to be supporting vertical loads adequately. But the letters both indicate that, for the wall to be able to support lateral loads, construction to stabilize the wall *must occur*. To a property owner wishing to safeguard his home [and a City wishing to preserve and protect its historical resources], this amounts to an imperative."

Based on the project sponsor's submission, and Page and Turnbull's assessment with the advice of qualified engineers, staff finds that the project is in fact consistent with the Secretary of the Interior's Standards for Rehabilitation of Historical Structures in that no character defining features or significant amount of historical architectural material will be removed, the historical architectural appearance of the property will not change (with the exception of a relatively small approximately 9' X 10' garage door opening), all reasonable precautions are being taken to ensure that the structural integrity of the project will remain intact, the exterior building envelope of the subject property will not change, and most importantly, the project will provide necessary structural report to allow the wall (and consequently the buildings it supports) to better withstand lateral forces in a major earthquake..

Two other alternatives that were explored by the engineers and Page and Turnbull involved 1) drilling holes for anchors to be placed through the surface wall; and 2) excavating and constructing a new concrete structure behind existing wall without creating the garage and storage space behind. The first alternative would use unsightly rock anchors and tieback

anchors that, in both Mr. Buscovich's and staff's opinion, would cause great damage the visual character of the wall. The second alternative, according to Mr. Buscovich, would be prohibitively expensive and would not provide a garage floor like the preferred option. According to Mr. Buscovich, the garage floor in the preferred project option has the secondary benefit of creating additional, critical strength to the wall, and would allow for drainage of water runoff, virtually eliminating structural failure of the wall due to "hydrostatic" loading. Furthermore, the second, expensive alternative, besides not providing the optimal strengthening of the wall, would not provide the benefit to the property owners of being able to gain some utilitarian value from the project that the garage and storage space would provide.

Based on the reasons stated above, the proposed project is the best way to strengthen the historic retaining wall and the houses its supports, is consistent with the Secretary Standards for the Treatment of Historical Properties, and therefore under the provisions of CEQA could not have a substantial adverse impact on the subject historical resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 3-27-07

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

MEMORANDUM

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DATE: July 2, 2007
TO: President Aaron Peskin, and Members of the Board of Supervisors
FROM: Paul Maltzer, Environmental Review Officer – Planning Department
RE: Appeal of the Categorical Exemption for 1135, 1137, 1139 Green Street,
Assessor's Block 0125; Lots 115, 116, 117
Case No. 2005.0842E
Hearing Date: July 10, 2007

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors ("the Board") regarding the issuance of a categorical exemption ("CEQA Determination") for 1135, 1137, 1139 Green Street ("the project"). A categorical exemption was issued by the Planning Department ("the Department") on August 23, 2005 (rescinded by the Department on December 6, 2005). Subsequent Planning Department analysis of the project¹ resulted in a second CEQA Determination, also a categorical exemption, which was issued April 10, 2007.² This response addresses the appeal to the Board filed on May 30, 2007 by Jamie Cherry on behalf of the Russian Hill Neighborhood Association ("the Appellant"). The letter of appeal referenced the categorical exemption certificate issued under Case No. 2005.0842E, which exempted the project from environmental review under CEQA State Guidelines Section 15301(e), or Class 1.

The categorical exemption certificate and the appeal letter are included with this memorandum as Attachment A and Attachment B, respectively. The decision before the Board is whether to uphold the decision of the Department to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to the Department staff for additional environmental review.

Section 21084 of the Public Resources Code requires that the guidelines to the California Environmental Quality Act (CEQA) include a list of classes of projects, which have been determined not to have a significant effect on the environment and, therefore, are exempt from the provisions of CEQA. In response to that mandate, the State Secretary for Resources has found that the certain classes of projects, which are listed in the CEQA State Guidelines, Article 19, Sections 15301 through 15333 do not have a significant impact on the environment, and are therefore categorically exempt from further environmental review. As detailed below, Department staff concludes that this project qualifies for a categorical exemption under CEQA Class 1 (CEQA Guidelines Section 15301).

CEQA State Guidelines Section 15301(e) permits an exemption from environmental review for projects involving additions to existing structures that would not result in an increase of more than 10,000 square feet (sq ft) in areas not environmentally sensitive and that contain all public services and facilities to allow for maximum development permissible under the General Plan. Because the project is a proposal to add a 3,000-sq ft basement and a 3,000-sq ft subterranean garage, the project was found appropriately exempt from environmental review under CEQA. The proposed project would also install a wooden garage door measuring nine-feet by ten-feet within the existing Green Street retaining wall, a historic resource under CEQA. Such installation would necessitate breaching the retaining

¹ The reasons for the Department's requirement that the project receive additional subsequent environmental analysis are detailed on page 3 in the Introduction section.

² The two categorical exemptions issued include an over-the-counter "stamp" issued August 23, 2005, and the categorical exemptions certificate issued April 10, 2007. The appeal was filed under Case No. 2005.0616E, dated April 10, 2007.

wall, a modification that has been found to have no significant environmental effects, because the project would not diminish the wall's structural or historic integrity and because the project complies with the Secretary of the Interiors Standards for the Treatment of Historic Properties.^{3 4 5}

Additionally, the Green Street retaining wall has been found by a licensed structural engineer to be structurally compromised and in need of drainage improvements and reinforcement measures that would ensure the continued stabilization of the hillside. Therefore, the project would also install a new reinforced retaining wall that would incorporate contemporary structural engineering standards including provisions for seismic hazards and drainage requirements. The existing historic retaining wall would remain along Green Street with the new load-bearing retaining wall concealed behind it.

Section 15300.2 of CEQA State Guidelines directs that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As explained and described in the April 10, 2007 Certificate of Determination of Exemption/Exclusion From Environmental Review for the proposed project at 1135, 1137, 1139 Green Street, there are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect, including contributing to any significant cumulative impacts. Therefore, the proposed project is appropriately categorically exempt from further environmental review under CEQA.

INTRODUCTION

The property at 1135, 1137, 1139 Green Street is located on a rectangular parcel (Assessor's Block 0125; Lots 115, 116, 117). The depth of the lot is 100 feet with a Green Street frontage of 52¾ feet, providing the project site an area of approximately 5,275 sq ft (0.121 acres). The project site, located in the Russian Hill neighborhood, is bounded by Green Street to the north, Leavenworth Street to the east, Vallejo Street to the south, and Hyde Street to the west. Buildings in the neighborhood are a range of styles and periods, typically two to four stories in height, punctuated by occasional high-rise apartment buildings. Most structures date from between 1906 to 1939. The proposed project, as described within the existing categorical exemption certificate, is the addition of a new basement and construction of an underground parking garage for five vehicles. The 3,000-sq ft basement storage area would extend approximately nine feet below three existing townhome structures; the approximately 3,000-sq ft garage, would extend about 18½ feet below grade. The project would require the removal of 2,400 cubic yards of soil from behind the existing Green Street retaining wall. Access to the garage would be through a 9-foot by 10-foot wooden roll-up garage door on Green Street. The basement area would be accessed by each of the three units through independent staircases and an elevator.

Upon the Department's issuance of the project's initial August 23, 2005 categorical exemption, the Appellant raised procedural concerns regarding the public notification measures required by the CEQA Determination. Upon review of the CEQA procedures for public notification requirements, the Department acknowledged its error and on December 6, 2005 rescinded the project's categorical exemption.

³ *Integrity of the Existing Concrete Wall and Its Stability, 1135 Green Street*, San Francisco, Calif. Prepared by Kris Johnson, SE, March 2, 2006. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

⁴ *Opinion Regarding the Existing Condition of the Unreinforced Concrete (Masonry) Wall at 1135 Green Street*, San Francisco, Calif. Prepared by Patrick Buscovich, April 6, 2007. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

⁵ *Comment on the Appeal made by the Russian Hill Community Association, 1135 Green Street*, San Francisco, Calif. Prepared by J. Gordon Turnbull, February 2, 2007. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

Shortly thereafter, Department staff, both within the Major Environmental Analysis section and within the Neighborhood Planning and Preservation sections, engaged in discussions with the Appellant over an approximately six-month period in an effort to more fully understand the nature of the concerns. MEA staff, having met with the Appellant and having confirmed that the concerns centered on a perceived possible detriment to the project site's historic integrity, requested that the Department's Preservation section provide additional review and analysis of these concerns.

Concurrently, the historic architectural firm of Page and Turnbull was retained and conducted an evaluation according to direction of Planning Department Preservation staff. Page and Turnbull's conclusion concurred with the Department's original finding, noting that that the proposed project "is in compliance with 'applicable preservation standards used by the City to evaluate exterior alterations to historic properties.'"⁶ Additionally, the structural engineering firm of Patrick Buscovich & Associates was retained to offer an opinion of the existing retaining wall's stability and any potential risk to the homes located above at 1135, 1137, and 1139 Green Street. Buscovich submitted that the existing wall "has additional problems that will further require strengthening to meet minimum life safety standard (*sic*) for pedestrians and the occupants of the house built on the top of the wall...In addition if this wall failed, the historically more important front homes would also collapse. Thus the proposed garage project is a significant improvement to protecting both the wall and historic homes. After this review, my opinion is that some type of strengthening of this wall is required."⁷ Finally, prior to the Department's 2005 CEQA Determination, the geotechnical firm of Soil Engineering Construction provided the Planning Department with a qualified opinion that the subsurface conditions would allow for the proposed project's excavation to be completed successfully without risk to the hillside, the existing wall or the houses located atop the hill.⁸ The Page and Turnbull, Patrick Buscovich & Associates, and Soil Engineering Construction documents are available for public review at the Department's offices.

A Senior Preservation staff member, who also serves in the capacity of the Northeast Quadrant's team's lead planner, based on observations made at site visits, and with substantiating expert opinions, affirmed the previous Departmental finding that the proposed project would not result in a significant adverse impact to a historic resource. The Department's findings with regard to historic resource issues are summarized within the historic resource evaluation response (HRER) memorandum dated March 13, 2007.⁹ This memorandum concluded that "the proposed project is the best way to strengthen the historic retaining wall and the houses it supports, is consistent with the Secretary [of the Interior's] Standards for the Treatment of Historic Properties, and therefore under the provisions of CEQA could not have a substantial adverse impact on the subject historical resource." The historic resource evaluation response memorandum is enclosed herewith as a part of the categorical exemption certificate.

CONCERNS RAISED AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Board appeal letter are cited below, followed by the Department's response. In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines Section 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." Based on the Department's CEQA analysis and evaluation of the concerns that the Appellant raised, the Department maintains that its categorical exemption determination is appropriate under CEQA.

⁶ Ibid.

⁷ Supra note 4.

⁸ *Geotechnical Engineer Report for Underground Structures at 1135-1139 Green Street*, San Francisco, Calif. Prepared by Robert Mahony, GE, EG, March 14, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0842E

⁹ Memorandum from Adam Light, Preservation Resource Specialist, Historic Resource Evaluation Response for 1135 Green Street, San Francisco, Calif. Case File No. 2005.0842E, March 13, 2007.

The Appellant's concerns, in the May 29, 2007 letter of Appeal can be summarized as follows:

Concern #1: The Department's CEQA Determination for the project is contrary to the "wishes of the Landmarks Board."

Response to Concern #1: The Appellant cites a nearly 20-year-old quote from one or more members of the Planning Commission that a proposed excavation into the Green Street hillside would "call into question the viability of the project." In the years since this 1989 statement was made, there have been numerous materials samples gathered and geotechnical studies and structural engineering reports conducted (many of which are referenced within this appeal response), along with related CEQA analysis, including historic evaluation, all of which have indicated that the project would be viable, would have no significant adverse environmental effects, and would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Concern #2: "There is no evidence in the record that the Green Street Retaining Wall can withstand the proposed construction."

Response to Concern #2: The Appellant provides no evidence to counter the consensus among experts that the project can be successfully completed without damaging the existing retaining wall.^{10 11} Moreover, the structural engineer is of the opinion that the existing retaining wall has exceeded its useful life and therefore could experience structural failure and collapse in the event of a significant seismic event. The structural engineering consultant has recommended that the existing retaining wall be supplemented with a contemporary engineering solution that would include structural reinforcement, thereby assuring the continued stability of the Green Street hillside and reducing any potential landslide hazards now borne by the residential buildings located above at 1135, 1137, and 1139 Green Street.¹²

Concern #3: "There is no factual evidence in the record to support [the Department's finding that the project would not result in a significant adverse impact to a historic resource]."

Response to Concern #3: The Green Street retaining wall (along with the three row houses it supports) is listed on the *Here Today* historic register. Planning Department Preservation staff determined the Green Street wall and houses to be historic resources as defined by CEQA. In determining whether a proposed project would result in a significant adverse impact, the Planning Department considers the subject resource itself as well as surrounding properties, which may include nearby structures of significance and/or potential or designated historic districts. The Department, in assessing whether an impact to a historic resource could result from a project, applies the preservation community's benchmark review criteria established by the National Park Service, the Secretary of the Interior's *Standards for Rehabilitation of Historical Structures*. Upon applying these criteria, the Department determined that the project conformed to the Secretary's Standards because no character defining features or significant amount of historical architectural matter would be removed, and the historical architectural appearance of the property would not change. Therefore, the proposed project would not result in a significant adverse impact to a historic resource. This finding was recorded in the Historic Resource Evaluation Response for 1135 Green Street drafted March 13, 2007¹³ and found at the end of this report as Attachment C.

¹⁰ *Soil Engineering Construction for 1135 Green Street*, San Francisco, Calif. Prepared by Robert Mahoney, GE, EG, November 28, 2005. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

¹¹ *Geotechnical Consultation for Existing Retaining Wall at 1135, 1137, 1139 Green Street*, San Francisco, Calif. Prepared by Hadi J. Yapp, PhD, GE, Treadwell & Rollo, Inc., January 4, 2007. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

¹² *Supra* note 4.

¹³ *Supra* note 8.

Concern #4: "The Certificate does not provide that the proposed project would be halted and the building permit voided if the excavation and construction damaged and/or threatened to demolish the historic retaining wall. Nor does it provide for compensation to the City in the event of the destruction of the wall."

Response to Concern #4: The HRER memo states that "This retaining wall, as well as the houses above, must be protected during any construction project in order for the historical integrity of the site to remain intact." The Building Code requires permittees to demonstrate that proposed work will not damage existing structures and the Building Department has authority to stop work if it is not done in accordance with permit requirements. The Department of Building Inspection (DBI), therefore, is the City agency tasked under existing City statute with monitoring construction and would, accordingly, enforce provisions of the Building Code in the event that the project resulted in an unforeseen emergency. Compensation to the City or other parties is an economic, not an environmental issue and is not pertinent to review under CEQA. Regardless, the project applicant has agreed to indemnify the City against any damage to public property, pursuant to the terms of the standard DBI alternative permit.¹⁴ Moreover, the Green Street wall is recorded as private property and is not owned by the City.

Concern #5: "The Certificate of Exemption does not address the impact on the integrity of a historic resource when its use is removed and only its appearance is retained."

Response to Concern #5: The Secretary of the Interior's *Standards* address the issue of a proposed change of use of an existing structure. In general, preference is made to keeping a structure in its original purpose and function. However, the *Standards* provide that a sensitive, thoughtful, and appropriate adaptation of an existing facility is permissible. Examples of historic structures whose purpose has become obsolete, archaic, or economically infeasible flourish. In many cases, such as the adaptation of historic rail stations to museums, shopping malls or conventions centers, or of industrial buildings to residential lofts, such conversions allow for these structures to be restored and maintained and therefore, preserve what otherwise might deteriorate to the point of total loss.

The Department's historic preservation consultant concurs: "If a train station can become a shopping mall without losing integrity, it seems that converting a retaining wall into a garage façade should not necessarily cause a loss of integrity...Currently, the wall has inappropriate, discolored patching throughout its surface. The owners propose to salvage material from the door location and use it to replace the non-matching patches along the wall. This will lessen the impact of the project upon the design integrity by limiting the material lost and returning the wall to its original appearance."¹⁵ Additionally, the *Standards* also provide for modifications to historic structures for the purpose of protecting the public safety and promoting the general welfare (including access to protected classes of citizens) and for compatible modifications to allow for contemporary technologies and conveniences.

Therefore, the historic structure's proposed change in function from a retaining wall to an internally-reinforced, supporting front wall for a garage, storage basement and the existing row houses above would not have a substantial adverse impact on the resource's historic integrity, according to expert opinion and the Secretary of the Interior's *Standards*.

Concern #6: "The Certificate fails to consider the...cumulative...impacts [of the project and other projects, completed or proposed, and whether they would result in the] loss of parking, loss of trees, increased pollution and disruption."

Response to Concern #6: The Appellant mentions past unrelated construction projects to the east of the subject lot that have resulted in an estimated "15+ parking places" being temporarily taken out of circulation. Apart from this citation, the Appellant does not specify which projects, if any, would create a potential cumulative impact. The project at hand has been found to have no cumulative impact with regard to loss of trees and would not result in an increased generation of pollutants or contaminants. Again, the issues of loss of on-street parking and social disruption, temporary or otherwise, are generally considered socioeconomic issues and are not environmental

¹⁴ *Response to the Appeal of Categorical Exemption for 1135-1139 Green Street*, San Francisco, Calif. Prepared by Brett Gladstone, JD, July 2, 2007. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., Case No. 2005.0842E.

¹⁵ *Supra* note 5.

concerns addressed by CEQA. The property owner, in an effort to avoid removal of or damage to a tree (species *Pittosporum undulatum*) on the subject lot, has agreed to relocate the garage opening approximately thirteen feet to the west. The property owner will be providing documentation by a registered arborist that the proposed location would not have an impact to the subject tree.

The proposed project, with a new garage door nine feet in width and corresponding curb cut of nine feet in width, would result in the loss of one to three on-street parking spaces. On-street parking along the south side of the subject block is apportioned in a perpendicular fashion. Therefore, the ultimate total parking loss would depend on factors such as the garage's distance from street corners, fire hydrants, and other nearby curb cuts, as well as by any new DPT red paint along the new driveway's edges.

The proposed project, as with most projects requiring some construction, would result in a temporary loss of on-street parking as curb space is used as a staging area. The project could also result in a temporary incremental increase in airborne dust in the immediate project vicinity. Some temporary marginal disruption to regular traffic flow and pedestrian movement could result from the project during working hours, scheduled to be 8 a.m. to 5 p.m., Monday through Friday for a duration of approximately seven months, estimated to begin in late 2007. These effects are typical for a project of this nature, not unusual, and do not, therefore, warrant further environmental review.

Concern #7: The proposed project would "damage the root ball of...a 'significant tree...'"

Response to Concern #7: As described with the Response to Concern #6, the "significant tree" in question would not be affected.

Concern #8: "The Certificate fails to consider that the 1100 Block of Green Street has long been identified as an area that would well qualify as an 'historic district'."

Response to Concern #8: The Department notes the observation that the Green Street neighborhood has a historic context, an observation conveyed in the HRER memorandum, "The subject property is located on Russian Hill, which contains National Register Districts and several San Francisco Landmark buildings. The neighborhood is an important historical resource to San Francisco."¹⁶ Thus, the Department considers the subject block of Green Street an area within a potential historic district,¹⁷ and this was taken into account in the Department's analysis of the proposed project and its potential impacts.

Concern #9: "The proposed project is not compatible with the goal of preserving the historic integrity of the Green Street Retaining Wall and the Bugbee cottages. The historic nature of these structures is not retained nor preserved by this project."

Response to Concern #9: The Appellant does not specify what about the proposed project in particular is not compatible with the "goal of preserving the historic integrity" of the retaining wall or the three row houses located atop the hill at 1135-1139 Green Street. The historic integrity of the both the wall and the associated dwellings, according to a consensus of experts, would not only be in character and in keeping with the original historic fabric and design, but would do much to eliminate the risk of structural failure and the potential total loss that could occur with a major seismic event.

CONCLUSION

For the reasons stated above and in the April 10, 2007 Certificate of Determination, the Department maintains that the Determination complies with the requirements of CEQA and that the project is appropriately exempt from environmental review pursuant to the cited statutory exemptions. The Department therefore respectfully recommends that the Board uphold the Determination of Exemption/Exclusion from Environmental Review and deny the appeal of the Determination.

¹⁶ Supra note 8.

¹⁷ The HRER memorandum of March 13, 2007 inadvertently did not indicate that the subject block of Green Street as having potential historic district context. The corresponding box has been checked in a corrected and resubmitted version of the HRER memorandum.



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1454E – Demolition of an Existing One-Story-Over-Basement, Single Family Residence and Construction of a New, Three-Story, Two-Unit Dwelling

Location: 440 35th Avenue, between Clement Street and Geary Boulevard

Block and Lot: Block 1466; Lot 034

City and County: San Francisco

8
59
10/07

Description of Nature and Purpose of Project: The project site at 440 35th Avenue [Block 1466, Lot 034] is located mid-block on the east side of 35th Avenue between Clement Street and Geary Boulevard. The proposed project includes the demolition of the existing 27-foot high, one-story-over-basement, 1,400 square-foot (sf), single-family residence, and construction of a new, approximately 30-foot high, 6,712 sf three-story duplex. The proposed project would accommodate two residential units and four off-street parking spaces in the ground-level garage. The site is approximately 4,500 square feet in area. The existing garage provides one off-street parking space; four off-street parking spaces are proposed. The existing building on the project site was constructed sometime between 1895 and 1904. It is not included in any survey or inventory, and the property is presumed not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tony Kim, Project Sponsor on behalf of AGI Capital Group Telephone (415) 246-8855

EXEMPT STATUS:
☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS: See reverse side.

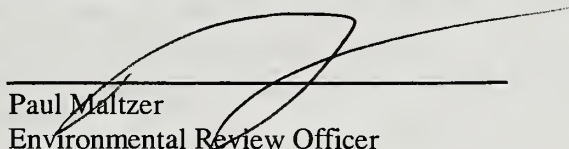
Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

April 10, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Paul Maltzer
Environmental Review Officer

cc: Tony Kim, Project Sponsor
Tara Sullivan-Lenane, Preservation Technical Specialist
Glenn Cabrerios, NW Neighborhood Planner
M.D.F./Exemption/Exclusion File

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Description of Nature and Purpose of Project: The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district. The project requires a mandatory Discretionary Review per the Planning Commission's policy on residential demolitions.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).¹ The project is located in the Outer Richmond neighborhood, on the east side of 35th Avenue. The immediate neighborhood contains buildings with a variety of construction dates, with a large group constructed in the 1980s. The property is not within an historic district and the older buildings in the neighborhood do not share a consistent date of construction and there is no clear pattern of development or architectural harmony on the block to qualify as a potential historic district.

The subject property itself is not associated with any significant events or historically renowned people and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. The current building has a mix of styles due to a number of alterations that occurred throughout the past century, including a modern front entryway and stairs. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of one single-family residence and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a three-story, two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of a two-unit residential dwelling is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant impact on historic resources. There are no unusual circumstances surrounding the proposed project. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections Classes 1(l)(1) and 3(b).

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Rachel Schohn, Major Environmental Analysis. January 25, 2007.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn

Project Address: 440 35th Avenue
Block: 1466 Lot: 034
Case No.: 2006.1454E
Date of Review: 1/25/07

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond Street #330
San Francisco, CA 94131
Phone: 415-337-5824
Fax:
Email: tim@timkelleyconsulting.com

Owner

Name:
Company: AGI Capital Group
Address: 1375 Sutter Street #308
San Francisco, CA 94109
Phone: 415-775-7005
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story-over-basement single-family residence; and
- The construction of a new four-story two-family residence.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

440 35th Avenue is located on the east side of the street between Clement Street and Geary Boulevard in the northern portion of the Outer Richmond neighborhood in San Francisco. The property is a half-block from Lincoln Park and is surrounded by residential land uses with commercial uses on Clement and Geary Blvd. It is within an RH-2 District (House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale flat and apartment buildings, with a few one-story detached houses interspersed between them, with a variety of construction dates ranging from pre-1900 to 1987. Building heights in the neighborhood are predominately two stories above a ground (garage) floor. There are a few three story apartment buildings, mainly located at the corners of 35th Avenue and Clement Street & Geary Blvd. Building styles and ornamentation are in a variety of architectural types with the predominant styles being hybrid Craftsman/Queen Anne, Marina, and contemporary. Most of the buildings on the block have been altered.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes:

440 35th Avenue is a detached one-story-over basement single-family house. Records conflict as to the date of construction; city records state 1895 while a Building Contract notice in *SF Call* states 1904. The building features a side gable roof with a deeply overhanging eave and molded fascia that wraps the corners of the roof; small side gable wings on each side of the main house; a slanted-side bay window at the left side of the first floor with brackets beneath and one-over-one double-hung wood windows and frames; a simple single-door entrance; modern brick entrance stairs and retaining walls; one-over-one double-hung wood windows and frames at the first floor of each wing; a simple wood belt course between the first and basement floors; a fixed-sash with multi-lite decorative window at the basement floor; a pair of wood-paneled garage doors beneath the bay window at the basement floor; and an asphalt shingle roof. The building is clad in stained wood shingles.

440 35th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. There are no construction records for 440 35th Avenue but the building does appear on the 1899-1905 Sanborn map in its present configuration. There is no clear evidence of the original style of the building. The shingle cladding is a characteristic of the Shingle style but the building lacks other features of the style such as rusticated masonry base, porch, and structural shapes. There are some characteristics of the Craftsman style on the building such as the multi-lite basement window and brackets beneath the bay window but other features of the style are missing, such as exposed rafters and triangular braces. The front entrance stairs were rebuilt in 1981 and are modern in style. Due to these mixed styles and alterations to the building, 440 35th Avenue today does not feature sufficient details of any style to qualify under Criterion 3 (Architecture). Further, the alterations to 440 35th Avenue have not gained significance and do not in themselves cause the building to meet Criteria 3.

Patrick T. O'Brian, a clerk and porter, is listed as the original owner of 440 35th Avenue, and the property remained in the family until 1948, when it was sold to Michael E. Duggan, a mechanic. It remained in the Duggan family until 1982. Research has not revealed information indicating that any of these owners or any tenants of 440 35th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 440 35th Avenue does not meet Criteria 2.

440 35th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 – events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While 440 35th Avenue is an early structure on the block (#1459; today #1466) and in this portion of the Outer Richmond neighborhood, records do not indicate that this property was related to any farming

or rural activities that are typically associated with older properties in this area. There are no records indicating that the property was originally constructed as a farmhouse and there are several other single-family dwellings located on this block in the 1899 Sanborn map, indicating that this portion of San Francisco was transitioning from open land to a residential neighborhood. In 1899-1900 Lincoln Park was actually the City Cemetery and it appears that some of the cluster of development on this block may have been related to that use. 440 35th Avenue was constructed as a single-family home and is not associated with any events that have made a significant contribution to the broad patterns of local or state history, and thus is ineligible for the California Register as an individual landmark under Criteria 1.

Based on the documentation presented, this portion of the Outer Richmond neighborhood does not appear to qualify as a potential California Register Historic District. The immediate neighborhood contains buildings with a variety of construction dates, with a large group constructed in the 1980's. The older buildings on the block do not share a consistent date of construction and there is no clear and continuous pattern of development on the block to qualify under Criterion 1. Further, there is not architectural harmony among the buildings in the immediate neighborhood. Therefore, there does not appear to be a potential historic district in this portion of the Outer Richmond neighborhood based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	feeling	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

440 35th Avenue retains a moderate degree of integrity, having undergone some alterations during its lifetime. There is no documentation on record to indicate when the shingle siding was installed on the building but it may not be original. The entrance stairs and landing were rebuilt in 1981 and some brick cladding was installed at the basement floor. Despite alterations, 440 35th Avenue still retains elements of its historic appearance, such as prominent eave, wood windows and frames, and belt course. These elements contribute to the building retaining integrity of location, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 440 35th Avenue is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 440 35th Avenue is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date 2-22-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

Historical Evaluation

30 Thirty Fifth Avenue
San Francisco, California

March 2006





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1610



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0725E – Restoration and Rehabilitation of the Front Portion of a Building,
Removal of an Illegal Rear Addition and Construction of a Two-Story Rear
Addition

Location: 309 Rutledge Street, between Alabama Street and Peralta Avenue

Block and Lot: Block 5541; Lot 029

City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 1,875-square-foot project site is located at 309 Rutledge Street (Assessor's Block 5541, Lot 029) on the east side of Rutledge Street, on the block formed by Ripley, Alabama, and Rutledge Streets, and Peralta Avenue. The project site is developed with a 1,654-square-foot, two-story Gothic Revival cottage originally constructed around 1871. The proposed project is to restore the front portion of the building, remove a portion of the illegal rear addition, and construct a new, two-story rear addition. No off-street parking is provided for the existing dwelling and none is proposed. The San Francisco Architectural Heritage has listed the building under a Preservation Easement, requiring that no exterior changes be made without consent. The building is included in the 1976 Architectural Survey. It is in the Bernal Heights neighborhood, within the RH-1 (Residential-House, One-Family) zoning district and within a 40-X height and bulk district. The proposed project would require variances for parking, rear yard, and mass reduction.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Tim Kelley, on behalf of Michael Droeger, property owner

Telephone: 415-647-7061 DOCUMENTS DEPT.

Exempt Status:

X Categorical Exemption [State CEQA Guidelines, Section 15301]

APR 18 2007

Remarks: Please see reverse side

SAN FRANCISCO
PUBLIC LIBRARY

Contact Person: Rachel Schohn

Telephone: 415-558-5985

Date of Determination:

4/16/07

I do hereby certify that the above determination has been

Paul E. Maltzer for
PAUL E. MALTZER
Environmental Review Officer

cc: Michael Droeger, Property Owner
Sven Lavine, Project Contact
Tim Frye, Planning Department
Tom Ammiano, District 9 Supervisor

V. Byrd/Bulletin Board and Master Decision File
Exemption/Exclusion File
Historic Resources Preservation Mailing List

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation Response memo, 309 Rutledge Street appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture), and retains sufficient integrity to convey its historical significance.¹

The Planning Department found that the subject building is an outstanding example of the early development of the north slope of the Bernal Heights neighborhood not long after the Bernal Rancho was sold and surveyed in 1859 for development. As noted in the attached memo, the subject building is a unique example of a mid-19th-century vernacular residence in this neighborhood, exhibiting a number of elaborate Italianate and Gothic Revival elements. The existing footprint of the overall building is similar to what is shown on the 1900 Sanborn map. The structure has been altered with the addition of a rear mezzanine level, which contains a full bathroom above the kitchen; the kitchen was possibly an addition as well. The existing building retains all of its character-defining architectural features including: its bracketed cornice and frieze; its recessed entry, entry door, and stair; its double hung windows with bracketed hoods and trim; and its horizontal wood siding.

The proposed project would result in the removal of 645 square feet (sq. ft.) of the illegal rear addition and new construction of a 1,160 square-foot rear addition. With the new addition, the building would be approximately 2,169 sq. ft. The project would also involve restoration and rehabilitation of the front façade, including the tower and gable roof structure along the street frontage. All exterior ornamentation would be retained and repaired; those elements beyond repair would be replaced to match the original; missing elements would be replaced based on ghosting on the existing siding, paint outlines, and other physical evidence at the site. The new rear addition would be visible at an oblique angle along the public right-of-way and would have a strong visible separation from the existing building, joined to the existing structure only through a hyphen connection; the addition could theoretically be removed in the future without negatively impacting the historic fabric of the existing structure. The contemporary design that is proposed would not overwhelm or detract from the existing historic resource in its materials, massing, scale, or architectural features. The Planning Department has determined that the proposed project would meet the Secretary of the Interior's Standards and would not have an adverse effect on the rather unique and intact historic residence.

CEQA State Guidelines Section 15301 (Class 1) provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would result in removing 645 sq. ft. of an illegal rear addition and the construction of a new two-story rear addition (1,160 sq. ft.) that would add a net total of 515 sq. ft. to the existing 1,654-square-foot building, creating a total of 2,169 sq. ft. The project site is located in a dense urban residential neighborhood where all public services and facilities are available and the surrounding area is not environmentally sensitive. Therefore, the proposed project is appropriately exempt from environmental review under the Class 1 exemption.

Proposed project's area (square feet)	
Existing	1,654
Removal	645
Addition	1,160
Net Increase	515
Total	2,169

The Class 1 exemption also provides for interior or exterior alterations of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include minor exterior alterations and rehabilitation, and interior renovations on the ground and second

¹ Tim Frye, Historic Preservation Technical Specialist, *Historical Resource Evaluation Response Memo for 309 Rutledge Street*, to Rachel Schohn, Environmental Planner. March 8, 2007. (See attached)

floor of the existing structure. Thus, these improvements are appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not result in a significant impact on historical resources under CEQA. There are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project is appropriately exempt from environmental review.

Conclusion:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for: 1) minor interior and exterior alterations of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances; and 2) additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include alteration of an existing structure and would result in an increase of approximately 515 square feet, which is less than 50% of the floor area before the addition. Accordingly, for all the above reasons, the proposed project is appropriately exempt from environmental review under Section 15301, or Class 1, of the CEQA State Guidelines.





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 309 Rutledge Street
Block: 5541 Lot: 029
Case No.: 2005.0725E
Date of Review: 03/8/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond St. #330
SF 94131
Phone: 415-337-5824
Fax:
Email:

Owner

Contact: Michael Droeger
Company:
Address: 309 Rutledge St. SF 94110
Phone: 650-346-4845
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to remove a portion of the rear building, construct a new rear addition, and restore and rehabilitate the front buildings.

Pre-Existing Historic Rating / Survey

The subject building was identified on the 1976 Survey and San Francisco Heritage currently holds an easement on the property.

Historic District / Neighborhood Context

The subject building is a two-story frame structure along its Rutledge street frontage and is comprised of roughly three other one-to-two-story separate structures at the rear. The site is located within an RH-1 (Residential) zoning district along a steeply sloping lot surrounded by other single-family dwellings.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: circa 1870s

Notes: *The subject building is comprised of several structures and may have been built in phases over time. The existing footprint of the overall building is similar to what is shown on the 1900 Sanborn map of the area. The portions possessing the most ornament are the front-gabled structure and the adjoining flat-roof tower at the east corner. These structures are clad in horizontal rustic siding with elaborate window surrounds, and arched windows at the second-floor level. The*

historic entrance, surrounded by a narrow bracketed portico and supported by pilasters, is located at the base of the tower. The tower also has an art-glass window located below a deeply projecting cornice with brackets and modillions. The front-gable portion possesses decorative pendants and bargeboard at the eaves.

The rear buildings are considerably more modest in design; however, historic Sanborn maps reflect that the existing footprint closely follows the historic footprint of the building. The structure directly behind the ornate front portion is a single-story frame building clad in rustic siding with a gabled roof and partially enclosed non-historic porch. The floor plan of this smaller structure is directly tied to the main living space. Beyond this building are two smaller additions, one containing the kitchen and a storage room. A mezzanine level was constructed above the kitchen without the benefit of a permit, significantly altering the roofline. The last structure beyond the kitchen contains a full bath.

Staff believes that the kitchen may have been a later addition to the historic building or at one time may have been an accessory structure to the main building. The bathroom addition is a narrow gable structure with a saltbox addition and rustic wood siding.

The subject property possesses the characteristics from a variety of styles, though mostly Gothic Revival and Italianate. Depending on the region, both styles were extremely popular in the United States from the 1840s through the 1880s.

Water records indicate the property was connected to the city water supply in 1904. The supplied material suggests an 1871 construction date for the subject building based on a City Directory listing for the earliest possible owner, David Moote, on Rutledge. At that time street numbers were not used consistently making it difficult to confirm the actual residence of David Moote. The style of the subject building is consistent with this proposed date and staff concurs with the submitted report.

The subject building is significant under Criteria 1 and 3, identifying it as eligible for listing on the California Register.

Events: The subject building is an outstanding example of the early development of the north slope of the Bernal Heights neighborhood not long after the Bernal Rancho was sold and surveyed in 1859 for development. During this time, and until the 1906 Conflagration when Bernal Heights became a haven for the displaced, the area was far removed from the urbanization of San Francisco and experienced slow to moderate development until the 1920s. The subject building is an excellent example from the early development of Bernal Heights from an early 19th-century rancho to a San Francisco neighborhood.

Architecture: The subject building is a unique example of a mid-19th-century vernacular residence in the Bernal Heights neighborhood. While the supplied information shows a lineage of modest working-class owners and occupants, the building exhibits a number of elaborate Italianate and Gothic Revival elements. The architecture of the subject building, while not clear in style or plan, exhibits the exterior detailing common in more affluent 19th-century San Francisco neighborhoods. It is the staff determination that the original owner, David Moote, may have constructed the subject property and embellished the design using his skills as a carpenter. Further, it can be argued that the design represents the optimism of working-class individuals and families in close proximity to urbanized San Francisco where land was affordable for development.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: If the subject building was constructed in phases, it is difficult to ascertain with the existing information. Without this definitive information, the subject building will be reviewed in whole rather than in sections. Overall, the subject building exhibits outstanding integrity for a building of its age and in its location along the densely developed north slope of the Bernal Heights neighborhood. However, as a result of the surrounding development, despite the structure's location on an oversized lot, the setting of the subject property has been compromised. The subject building at one time was one of the few structures in the area and is now situated within a densely-developed neighborhood.

There are several non-historic elements that have been added to the subject building, including the side entrance porch and part of the rear full bath are enclosed in with corrugated fiberglass. These elements could be removed without impairing the existing structure.

It appears that the only area of the subject building that has been significantly modified over time is the inclusion of the mezzanine-level at the rear of the building. This mezzanine-level changed the roofline at the rear of the building. This change is located in an inconspicuous area on a secondary elevation and is not seen as having a negative impact on the overall integrity of the subject building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The character-defining features of the subject property are all exterior elevations, including rooflines, visible from the public rights-of-way. This includes all exterior ornament, window

surrounds, windows, and doors. The character-defining features also include its location on the site and its relationship to the open space of the undeveloped area to the east of the subject building.

The project proposes to remove the existing kitchen and bath structures at the rear of the property and construct a new addition to accommodate a new bedroom, bathroom, kitchen, storage, and dining area. Based on several site visits, staff believes that these structures make up a secondary elevation that lacks any distinction or any of the character-defining features that identify the subject building as eligible for the California Register. Furthermore, staff believes that these additions may be removed without creating an adverse impact because the subject property will still communicate its significance without these structures. The one-story gable-roof structure that contains the side entrance and is connected to the main part of the building at the rear exhibits a high level of integrity and is considered an integral component to the overall history of the site.

The proposal meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, in particular the following Standards;

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The tower and the gable roof structure along the street frontage will be rehabilitated. All exterior ornamentation will be retained and repaired. All elements that are beyond repair will be replaced to match the original as per the above Standard. All missing elements will be replaced based on ghosting on the existing siding, paint outlines, and other physical evidence at the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed addition will be visible at an oblique angle along the public rights-of-way. A contemporary design is proposed that will not overwhelm or detract from the historic resource in its materials, massing, scale, and architectural features. Furthermore, the historic resource and the new addition will have a strong visible separation and will be joined only through a hyphen connection.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition will be structurally independent from the historic resource and theoretically could be removed in the future without negatively impacting historic fabric.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: N/A

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date:

3-8-07

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File

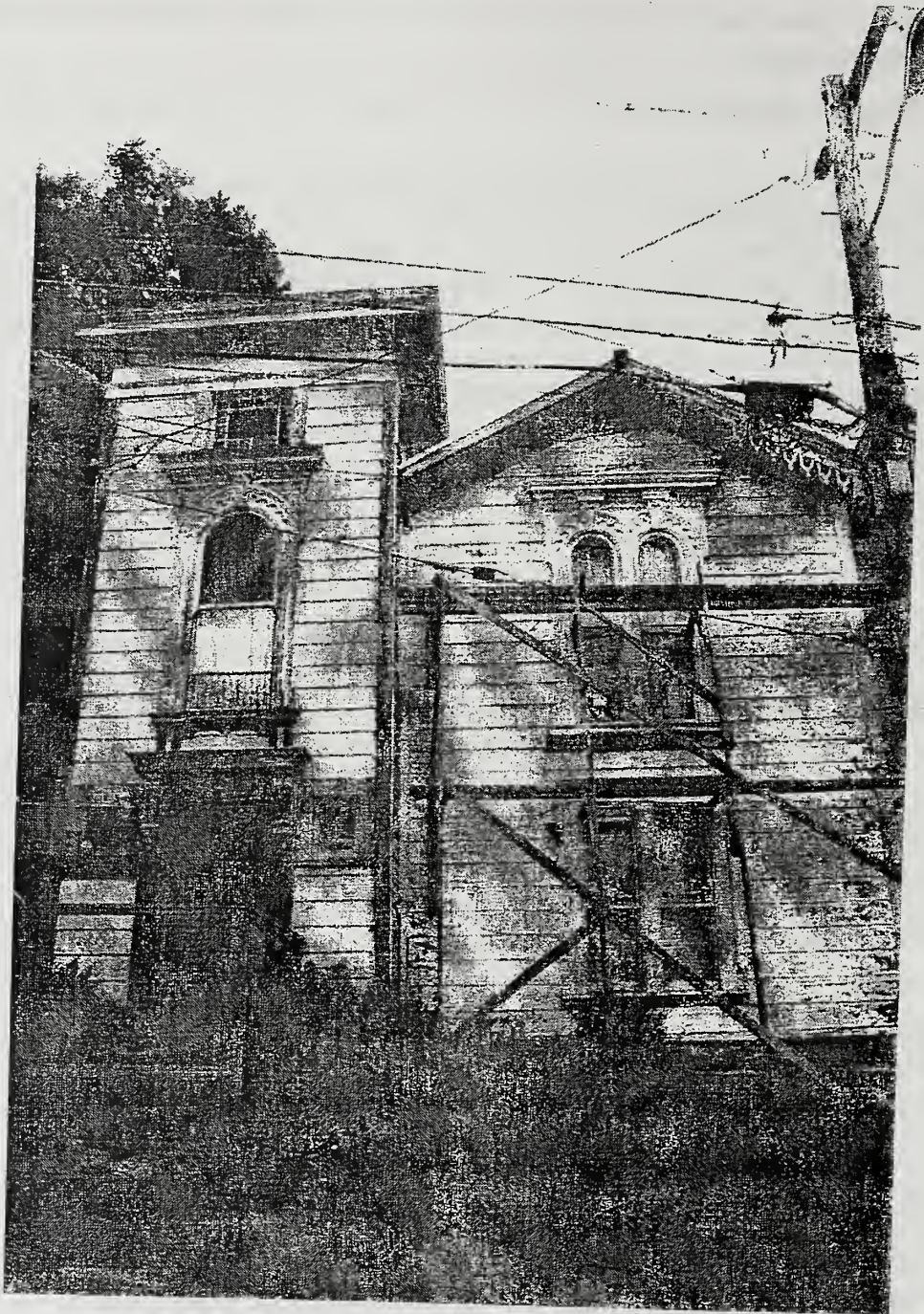


Figure 2: View to south, north elevation



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.1095E – Demolition/Construction of Twelve New Residences
Location: 4439-4445, 4451-4455 Mission Street- Between Avalon and Excelsior Avenues
Block/Lots 6013/ 24, 23A, 22B, and 22A
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 4439-4445 and 4451-4455 Mission Street (Assessor's Block 6013, Lots 24, 23A, 22A and 22B) on the block bounded by Avalon Avenue, London Street and Excelsior Avenue, in the Excelsior District. The two 4,175 square-foot parcels proposed for development are separated by 4447-4449 Mission Street (Lot 23), which had also been proposed for development as part of the project, but the proposal has been revised to exclude any development of this parcel. The parcel at 4439-4445 Mission Street contains an approximately 2,000 square-foot single story commercial building (Lot 24) with an adjacent 364 square-foot rear storage facility (Lot 23A). The proposed project would involve the demolition of the 2,364 square-foot commercial/retail building and rear storage facility and construction of an approximately 13,050 square-foot, six-unit residential building with ground floor commercial/retail uses and six off-street parking spaces. The parcel at 4451-4455 Mission Street contains an approximately 2,150 square-foot single story commercial building (Lots 22A and 22B). The proposed project would involve the demolition of the approximately 2,150 square feet commercial/retail building and construction of an approximately 13,715 square-foot, six-unit residential building with ground floor commercial/retail uses and six off-street parking spaces. Both six-unit buildings would be 4 stories and 40-feet in height. The project site is located within the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. The buildings on the project site are not included in any local, State or Federal register of historic resources, or identified in any survey of historic resources.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Reza Khoshnevisan, Sia Consulting

(415) 922-0200

EXEMPT STATUS:

X Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

Contact Person: Brett Bollinger

Telephone: (415) 558-5983

Date of Determination:

4/16/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Reza Khoshnevisan, Project Contact
Julian Banales, SE Quadrant Team Leader
Supervisor Gerardo Sandoval, District 11
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Distribution List
Distribution List

DOCUMENTS DEPT.

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Remarks:

A Historic Resource Evaluation Response Memorandum prepared by the Planning Department determined that the existing buildings proposed for demolition are not historic resources for purposes of CEQA (see attached Memorandums, *Historical Resource Evaluation Response*). The existing structure located at 4439-4445 Mission Street is a single-story, wood frame commercial building with a parapet that conceals what is likely a pitched roof. The building incorporates architectural details based on the Spanish colonial revival style, which may have been added after the building's original construction. The building permit history indicates that the street-facing façade has been extensively altered and no longer retains the architectural detailing of the original design. The subject property does not appear to be individually eligible for the California Register, and does not appear to be located within a potential historic district.¹

The existing structure at 4451-4455 Mission Street is a single-story, wood frame commercial building with a parapet that conceals what is likely a pitched roof. The building incorporates architectural details typical of the Italianate style for commercial structures. Census records and the building permit history suggest that the building was first constructed as a saloon, and continued to be operated as a saloon until Prohibition began in 1920. Based on the alterations to the building's street façade as well as extensive damage due to an interior fire, the subject building does not appear to be eligible to the California Register, nor does it appear to be located within a potential historic district.²

The existing structure located at 4447-4449 Mission is a two-story, wood frame building with a pitched roof, supported by three wood brackets at the eave. The building is a late nineteenth century structure that combines elements of multiple architectural styles to produce an example of the early vernacular commercial development of the El Camino Real. This building appears to be eligible for the California register. The building is a rare and unique example of buildings of the early commercial area of what is now known as Mission Street. The building is the first structure on the lot, which was part of the Excelsior Homestead, designed and developed by the Excelsior Homestead Association in the last decades of the nineteenth century. The subject property appears to be individually eligible for the California Register of Historical Resources, and does not appear to be located within a potential historic district.³ This property, which separates the two project parcels, was originally included in the proposed project, but is no longer part of the project proposal.

It does not appear that the new construction associated with the two adjacent properties, 4439-4445 and 4451-4455 Mission Street, will result in a significant adverse effect to the historic resource located at 4447-4449 Mission Street. Based on the review of photographs, historic Sanborn maps, and two site visits, it does not appear that the resource is located within a potential historic district, and construction of the new structures adjacent to the resource will not impair its integrity or its ability to convey its significance.⁴

Because the existing buildings proposed for demolition have not been determined to be historic resources, their demolition would not result in a substantial adverse change in the significance of an historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis. October 10, 2006. (See attached)

² Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis. November 16, 2006. (See attached)

³ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis. October 10, 2006. (See attached)

⁴ Correspondence from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis. April 12, 2007.

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project would be consistent with the San Francisco *General Plan* and with applicable zoning designations. The site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) zoning district where the proposed density of development and uses would be permitted. The NC-3 zoning district permits one dwelling unit for every 600 square-feet of lot area. Each 4,175 square-foot parcel would be permitted up to 7 residential units for a total of 14 residential units. The proposed project would construct two new buildings, each containing six residential units, resulting in a total of 12 new residential units. Usable open space for dwelling units in an NC-3 zoning district under San Francisco Planning Code (Planning Code) Section 712.93 requires 80 square-feet of open space per unit if private, or 100 square-feet if common. The proposed project would provide approximately 6,000 square-feet of rooftop common open space and four private decks of approximately 525 square-feet each. Pursuant to *Planning Code* Section 151, the project would be required to provide 12 off-street parking spaces, one space for each residential unit. No parking is required for commercial uses if occupied retail floor area is less than 5,000 square-feet, therefore the two 1,100 square-foot commercial units would not require additional parking. The proposed project would include 12 parking spaces (six for each building) and would therefore be in conformance with *Planning Code*, Section 151. The proposed project would be consistent with all applicable zoning plans and policies.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 0.19-acre project site is located within a fully developed area of San Francisco. As noted above, the surrounding uses consist of mixed-use residential and commercial buildings, all within the NC-3 zoning district. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review (October 2002)*, the proposed project is estimated to generate approximately 391 daily person-trips. Of these, about 45 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including 220 vehicle trips, 70 transit trips, 10 by "other means", and 92 walking person-trips. Based on the mode split and average automobile occupancy of 1.05 persons per vehicle⁵ for the proposed area, there would be about 138 daily vehicular trips of which 16 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

⁵ 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

As described above, the proposed project would be required to provide 12 off-street parking spaces, and 12 parking spaces are proposed, with primary access from Mission Street. Based on the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 29 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. The proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the

minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 12 residential units with 2,200 square-feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on November 13, 2006 to owners within 300-foot radius of the project site. Two members of the public requested a copy of the final environmental determination for the proposed project when issued. No other members of the public have expressed concerns related to the proposed project.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 4439-41 Mission Street
Block: 6013 Lot: 024/23A
Case No.: 2005.1095E
Date of Review: 10/10/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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Owner

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PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a single-story commercial building located at 4439-4441 Mission Street. The demolition of the subject property is part of a project that includes demolition of the existing structures on three lots (023,022A/B, 023A and 024) in order to construct a single mixed-use building with residential units over ground floor commercial.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1912. This date of construction corresponds with both the records provided by the Spring Valley Water Company and research into historic fire insurance surveys of the area. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the east side of Mission Street, between Avalon and Excelsior Avenues in the Excelsior neighborhood. The block is within an NC-3 zoning district, and a 40-x height-bulk district. The east side of Mission Street at this location is comprised of a mix of one, two and three story structures with commercial establishments at ground level, topped by residential units. The west side of the street appears to be primarily one, two, and three-story residential buildings. The three structures included in the proposed project appear to be among the oldest buildings on the block.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context:** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property is a single-story, wood frame commercial building with a parapet that conceals what is likely a pitched roof. The parapet has been clad in stucco, and a pent roof, clad in Spanish tile, accents the upper portion of the street facing elevation. The building incorporates architectural details based on the Spanish colonial revival style, which may have been added after the building's original construction.

Research into the chain of title, census records and the building's permit history suggests that the building was first constructed as a hardware store, and continued to operate as a commercial building through the 1970's.

The building does not appear to be eligible for the California Register. The building permit history indicates that the street-facing facade has been extensively altered and no longer retains the architectural detailing of the original design. The subject property does not appear to be individually eligible for the California Register, and does not appear to be located within a potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

Research into the building permit history of the subject property suggests that the building's facade has been significantly altered over time, and that the stucco cladding and pent roof may not be original to the building's construction. In addition, extensive alterations were made at the street level in the late 1950's after a vehicle crashed into the front of the building. As the submitted Historic Resource Evaluation notes, "There is also evidence of a fire with damage extensive enough to require electrical and plumbing repairs."

The development of Mission Street in this location has detracted from the historic feeling and association of the original commercial district, and the subject property no longer retains the integrity of materials, form, or design to make it individually eligible for the California Register; the subject property is not considered a historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 10-17-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 4447-49 Mission Street
Block: 6013 Lot: 023
Case No.: 2005.1095E
Date of Review: 10/10/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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San Francisco, CA 94112
Phone: (415) 922-0200
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Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a two-story building located at 4447-4449 Mission Street. The demolition of the subject property is part of a project that includes demolition of the existing structures on three lots (**023, 022A/B, 023A and 024**) in order to construct a single mixed-use building with residential units over ground floor commercial.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1900. However, both the Sanborn Fire Insurance maps and records provided by the Spring Valley Water Company indicate that the building was likely constructed in 1898 or 1899. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the east side of Mission Street, between Avalon and Excelsior Avenues in the Excelsior neighborhood. The block is within an NC-3 zoning district, and a 40-x height-bulk district. The east side of Mission Street at this location is comprised of a mix of one, two and three story structures with commercial establishments at ground level, topped by residential units. The west side of the street appears to be primarily one, two, and three-story residential buildings. The three structures included in the proposed project appear to be among the oldest buildings on the block.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☒ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1899-1915

The subject property is a unique, late nineteenth century building that combines elements of multiple architectural styles to produce an example of the early vernacular commercial development of the El Camino Real. The two-story, wood frame building has a pitched roof, supported by three wood brackets at the eave. Details such as a simple cornice, an angled bay window, milled window frames and sashes, wood corner boards, and lapped wood siding accent the building's second story, while three turned columns and a turned balustrade support a balcony that runs along the width of the structure. At the ground floor level, there appears to be a row of transom lites that tops the recessed entrance, a configuration typical of early commercial establishments.

Research into the chain of title and the historic fire insurance surveys suggests that the building was first constructed as a saloon, and that by 1915 had been converted to a laundry facility.

The building appears to be eligible for the California Register under Criterion 3: Architecture. The building is a rare and unique example of the early commercial development of what is now known as Mission Street. In addition, the building is the first structure on the lot, which was part of the Excelsior Homestead, designed and developed by the Excelsior Homestead Association in the last decades of the nineteenth century. The subject property appears to be individually eligible, and does not appear to be located within a potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks

setting,	☒ Retains	☐ Lacks
feeling,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks

Notes:

Research into the building permit history of the subject property suggests that the building has been only minimally altered over time, and that the integrity of the structure remains in tact. While the development of Mission Street in this location has detracted from the historic feeling and association of the original commercial district, the subject property remains as a unique and early example of early San Francisco commercial development. Based on its architectural significance, the building appears individually eligible for the California Register and should be considered a historic resource for the purposed of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C
--	---	--

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposal is to demolish the subject property. Demolition of a historic resource constitutes a significant adverse effect by the proposed project.

In order to retain the character-defining architectural features of the building, any new addition to the subject property should be designed to preserve significant historic materials and character, and to protect the historical significance by making a visual distinction between old and new. A new addition at the rear of the subject property should be compatible with the size, scale, color, material, and character of the existing building in order to preserve its historic character without overpowering the historic form.

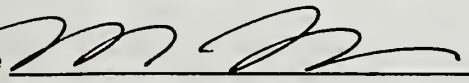
For information regarding exterior additions to historic resources, please see *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, published by the National Park Service, and available online at: <http://www.cr.nps.gov/hps/TPS/briefs/brief14.htm>.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date 10-18-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 4451-55 Mission Street
Block: 6013 Lot: 022A/B
Case No.: 2005.1095E
Date of Review: 11/16/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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Owner

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Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a single-story commercial building located at 4451-4455 Mission Street. The demolition of the subject property is part of a project that includes demolition of the existing structures on three lots (**023, 022A/B, 023A and 024**) in order to construct a single mixed-use building with residential units over ground floor commercial.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1900. However, both the Sanborn Fire Insurance maps and records provided by the Spring Valley Water Company indicate that the building was likely constructed in 1913. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the east side of Mission Street, between Avalon and Excelsior Avenues in the Excelsior neighborhood. The block is within an NC-3 zoning district, and a 40-x height-bulk district. The east side of Mission Street at this location is comprised of a mix of one, two and three story structures with commercial establishments at ground level, topped by residential units. The west side of the street appears to be primarily one, two, and three-story residential buildings. The three structures included in the proposed project appear to be among the oldest buildings on the block.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property is a single-story, wood frame commercial building with a parapet that conceals what is likely a pitched roof. The building incorporates architectural details typical of the Italianate style for commercial structures, including the bracketed cornice, tongue-in-groove wood siding, and wood corner boards. A row of rectangular transom lites runs the width of the building under the cornice.

Similar to the building located at 4447-4449 Mission Street, research into the chain of title, census records and the building's permit history suggests that the building was first constructed as a saloon, and continued to be operated as a saloon until Prohibition began in 1920.

Below the transom lites, the large storefront windows, recessed entrance, and garage door appear to have been significantly altered, and do not retain their original configuration or pattern of openings. An investigation into the materials of the façade made during an October 31, 2006 site visit indicates that there was an additional entrance on the building facade south end that has been removed, and the garage was added or reconfigured in the place of the earlier entrance. In addition, physical evidence of an extensive interior fire is prevalent throughout the interior of the structure. Fire damage is sufficient to have eroded the integrity of the building's form, leaving only the altered street façade intact.

Based on the alterations to building's street facing elevation as well as the extensive damage due to the interior fire, the subject building does not appear to be eligible for the California Register, nor does it appear to be located within a potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

Alterations to the building's front elevation, as well as damage to the form and volume due to fire have eroded the integrity of the subject building. In addition, the development of the Mission Street corridor in this location has detracted from the historic feeling and association of the original commercial district. The building does not appear to be individually eligible for the California Register, is not part of a historic district, and is not considered to be a historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

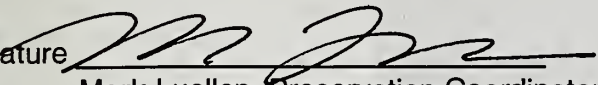
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

11-21-06

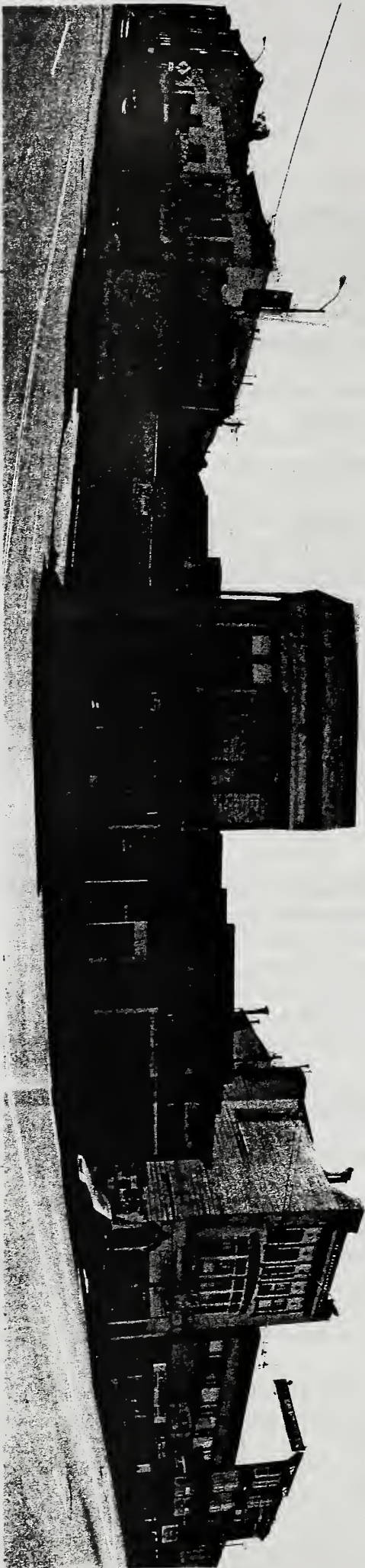
Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant

4441 - 4445

4449 - 4449

4451 - 4455

Front Facade





PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2007.0097E – San Francisco Citywide Wireless Broadband Internet Access Network
Project Location: Various Locations Citywide, To Be Determined
Assessor's Block and Lot: Various, To Be Determined
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is an ordinance proposed by the Mayor (Board File No. 070077) that would approve one or more agreements (hereafter "the Agreement") between EarthLink, Inc. and the City and County of San Francisco. The Agreement would permit EarthLink to manage, operate, and install within the City rights-of-way a citywide wireless broadband internet access network that would provide free or affordable internet access for San Francisco residents, workers, and visitors. The project would involve installation within the City rights-of-way of a communications system consisting of two types of above-ground equipment: transmitters and backhaul devices (this equipment is described in further detail below). The Agreement does not specify proposed locations for the communications equipment, and EarthLink has not yet selected such locations. However, pursuant to the Agreement, EarthLink has proposed the type of equipment they wish to install and the general distribution of the equipment throughout the City, as follows.

(Continued on reverse side.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Chris A. Vein, CIO and Director, San Francisco Department of Telecommunications and Information Services, 415-554-0890, on behalf of EarthLink, Inc.

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 and Class 3 [CEQA State Guidelines, Sections 15301(b), 15303(d), & 15303(e)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

April 20, 2007
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

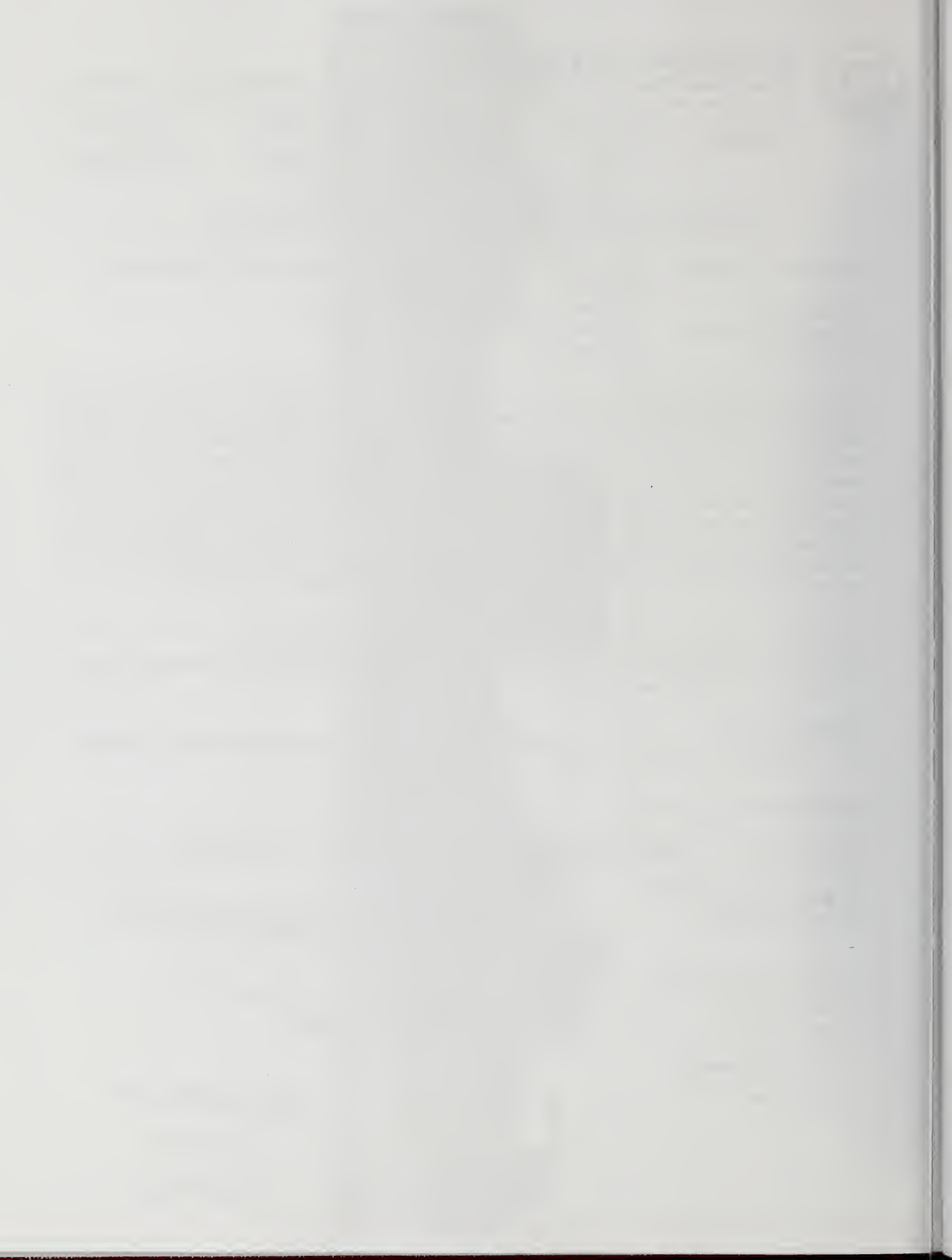
cc: Chris A. Vein, Project Sponsor
Mayor Gavin Newsom
Board of Supervisors
Distribution List
Historic Distribution List
Citywide Neighborhood List
Exemption/Exclusion File
Bulletin Board
M.D.F.

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT

APR 23 2007

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DESCRIPTION OF NATURE AND PURPOSE OF PROJECT (Continued)

The wireless network would be dispersed across a 40-square-mile area and consist of approximately 2,200 transmitters at an average density of 55 per square mile and 14 backhaul devices at an average density of 1 per 3 square miles.

The proposed transmitters would be 5-1/3 inches high, 8 inches wide, and 13 inches deep (approximately the size of a shoebox) with two 19-inch-high antenna, and weigh about 14 pounds. Approximately one-third of the transmitters would be configured with a rectangular canopy transmitter module, which would be 11-3/4 inches high, 3.4 inches wide, and 3.4 inches deep, and weigh approximately 1 pound. The transmitters would be affixed at a height of approximately 26 feet above ground to existing street poles, primarily consisting of San Francisco Public Utilities Commission (PUC)-owned street light poles and privately-owned streetlight and utility poles. As set out in the agreement, only street poles that are not decorative, historically or architecturally significant, or specially designed poles would be selected. The installation time for each transmitter is expected to be approximately 30 minutes, similar to the effort required to replace a streetlamp bulb.

Each of the proposed 14 backhaul devices would consist of an antenna mast, up to 12 antennas, and an ancillary utility cabinet. The antenna mast, approximately 13 feet high and 4 to 6 inches in diameter, would support up to 12 antennas, each 12 inches high, 6 inches deep, and 6 inches across (about the size of a shoebox). The entire configuration would be about 3 feet in diameter, with a combined weight 80 pounds. Each ancillary utility cabinet would measure 5½ feet high, 2 feet deep, and 2½ feet across (the size of a household refrigerator), and weigh approximately 940 pounds. Pursuant to the Agreement, the backhaul equipment would be designed to be visually compatible with the site and adjacent structures; the base of the antenna mast would be mounted at least 25 feet above ground; and the cabinets would be located inside an existing structure where possible, or would be located and designed to be inconspicuous and compatible with the existing structure and landscape.

Both the transmitters and backhaul devices would be two-way communications devices (i.e., both receiving and transmitting data). The canopy would transmit radio signals from the street pole transmitter to and from EarthLink's backhaul devices. Each transmitter would facilitate the exchange of data between individual users and the backhaul devices, which would in turn wirelessly transmit data to and from EarthLink's data center located in San Francisco's downtown financial district. The proposed network would be installed over an 18-month period.

The Agreement specifies that EarthLink will conform with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties* (the Standards), as applicable, for any transmitters proposed in a historic district in which a City ordinance requires a Certificate of Appropriateness for changes to street furniture. The Agreement also requires conformance with the Standards, as applicable for any backhaul devices proposed on a property that is a historical resource or is within a historic district.

Installation of the proposed communications equipment would be subject to the Planning Department's General Plan Referral Conditions of Approval, as amended to reflect the proposed project. EarthLink would be permitted to affix transmitters to street poles without further Planning Department review, subject to the General Plan Referral Conditions of Approval, for street poles in public rights-of-way or street segments that are not specially designated for their urban design, views, form, orientation, pattern, or other qualities. Installation of transmitters on street poles in public rights-of-way or street segments that *are* specially designated for these qualities would require administrative review and approval by the Planning Department. Planning Department Conditional Use authorization would be required for backhaul devices to be located on building rooftops, except within areas zoned Industrial (M) or Commercial (C), or where otherwise required under Planning Code Section 227(i). Otherwise, installation of the backhaul devices would require administrative review and approval by the Planning Department. Any equipment installation upon or adjacent to a landmarked² building or within a historic district would require a Certificate of Appropriateness authorization from the Planning Department.

² Those buildings or structures designated a City Landmark or listed on the State or National Historic Registers.



REMARKS

The California Environmental Quality Act (CEQA) State Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for minor alterations to existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Section 15301(b) specifically applies to existing facilities of both investor- and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The proposed project would entail installation of transmitters on existing public or private street poles and installation of backhaul devices on or within existing public or private buildings or radio towers. The proposed project would result in a negligible expansion of utility services in the City, in the context of the broader public utility infrastructure system. Thus, the proposed project is exempt under Class 1 in general.

CEQA State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for the location of limited numbers of new, small facilities or structures and installation of small new equipment and facilities in small structures. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions, and CEQA State Guidelines Section 15303(e) specifically applies to accessory or appurtenant structures. The proposed project would involve the installation of transmitters on existing street poles and installation of backhaul devices on or within existing small structures. Thus, the proposed project is exempt under Class 3 in general.

Public Views and Aesthetics

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the proposed project would not result in a significant impact to public views and aesthetics. Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed project makes for a negative contribution to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm. A project would have a significant impact on visual resources if the project would result in any of the following conditions: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions, as described below.

The proposed project would involve installation of approximately 2,200 shoebox-sized transmitters mounted atop existing street poles at an average frequency of no more than one per block as described above. The transmitters may be visible to passers-by and observers from nearby buildings, but would not be conspicuous or likely to be noticeable to the casual observer. The transmitters would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power Muni's electric bus and streetcar fleet. In the broader context, the transmitters would be viewed within the context of the existing streets and buildings that characterize San Francisco's built environment. In this sense, the incremental visual effect of the devices would be minimal. The proposed transmitters would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations of the proposed transmitters prepared by EarthLink,³ and the simulations support the Department's conclusion that the equipment would have a negligible effect on public views and aesthetics.

The proposed project would also involve the installation of 14 backhaul devices on or within existing buildings or radio towers. Each backhaul device would consist of an antenna mast (about 13 feet in height), up to 12 shoebox-sized antennas attached to the mast, and a refrigerator-sized ancillary utility cabinet. In accordance with the Agreement, EarthLink would locate the backhaul equipment on structures such that the base of the antenna mast would be at least 25 feet above ground and that the cabinet would be inside an existing structure, where possible, or would be inconspicuous and compatible with the existing structure or landscape. It is anticipated that most of

³ Photosimulations prepared by Earthlink, Inc., submitted to the Department of Telecommunications and Information Services on February 28, 2007. These documents are available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA as part of Case File No. 2007.0097E.

the backhaul devices would be located atop existing buildings. Pursuant to the Agreement, EarthLink would locate the equipment on building rooftops such that it would be inconspicuous when viewed from the street level at the base of the building. Rooftop penthouses and antennae are a common feature on many buildings throughout the City. The backhaul devices may be visible to passers-by or occupants of nearby buildings, but they would not result in a substantial, demonstrable negative aesthetic effect or substantially degrade or obstruct scenic views or vistas. Furthermore, the proposed transmitters would not generate any obtrusive light or glare.

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed wireless broadband internet project would not obviously or substantially conflict with any such policy.

For all the above reasons, installation of the proposed transmitters and backhaul devices would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response [HRER] memorandum).⁴ The analysis and conclusions of the HRER are summarized below.

The proposed project would result in installation of approximately 2,200 transmitters on existing street poles. Pursuant to the Agreement, none of the transmitters would be located on poles in the public rights-of-way that are decorative, historically or architecturally significant, or specially designed. Furthermore, no transmitters would be installed on light poles included within the Landmark-designated "Path of the Golden Light Standard" (Landmark No. 200). The transmitters, however, may be proposed to be located within a historic district. In the event that a transmitter is proposed to be installed in a historic district within which a Certificate of Appropriateness is required for changes to street furniture, EarthLink has proposed, and the Agreement specifies, that the transmitter installation shall comply with the Secretary of the Interior's Standards, as applicable.

The Planning Department determined that transmitters proposed in historic districts that include character-defining furniture would not impair the district's ability to convey its significance, as the proposed project would be consistent with the Standards, including but not limited to Standards 9 and 10. The transmitters would be clearly differentiated from historic street furniture, and would not destroy historic materials or special relationships that characterize the districts. Furthermore, they could be removed in the future without impairing the essential form and integrity of the historic resource. Therefore, no significant impact on a historic resource associated with the transmitter project component would occur.

The proposed project would also involve installation of 14 backhaul devices, some of which may be proposed to be located on a historic property or in historic districts. In such an event, EarthLink has proposed, and the Agreement specifies, that the backhaul installation shall comply with the Standards, as applicable.

The Planning Department determined that placement of backhaul devices on a historic property or in a historic district consistent with the proposed design standards included in the Agreement would comply with the applicable Standards, including but not limited to Standards 9 and 10. The installation of the proposed backhaul equipment would not destroy the historic building fabric, nor would it destroy features or spatial relationships that characterize the structure on which it is installed. Moreover, the installation of the proposed backhaul equipment would not destroy the historic building fabric and would be completely reversible. If the equipment were to be removed in the future, the essential form and integrity of the property and its environment would be unimpaired. Therefore, no significant impact on a historic resource would occur as a result of installation of backhaul devices.

⁴ Memorandum from Sophie Middlebrook, Planning Department Historic Preservation Technical Specialist, *Historic Resource Evaluation Response for San Francisco Citywide Wireless Broadband Internet Access Network Project*. April 18, 2007. This document is available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA as part of Case File No. 2007.0097E.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA State Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

One aspect of the project that may be considered unusual is that the proposed transmitters and backhaul devices would generate radiofrequency radiation (RFR). The San Francisco Department of Public Health (DPH), however, determined that the level of RFR emissions generated by the project would not be of sufficient intensity to result in a health hazard to the general public.⁵ DPH's findings are summarized below.

The Federal Communications Commission (FCC) has established Maximum Permissible Exposure Limits (MPEs) for the public from RFR sources similar to the proposed backhaul devices and transmitters.⁶ The public MPE for the proposed transmitters is 1.0 milliwatt/square centimeter (mW/sq. cm.).⁷ The 1.0 mW/sq. cm. perimeter would be 9 to 10 inches from the transmitter (calculated using the most conservative assumption that the router and canopy are at exactly the same location). It is anticipated that no member of the general public would be within 10 feet of any transmitter on a street pole for any prolonged period of time. In addition, the transmitters would be emitting RFR, on average, only 5 percent of the time. Furthermore, RFR levels fall inversely squared relative to the distance from the source. For these reasons, members of the general public should not be exposed to RFR levels from the transmitters that are more than a very small fraction of the applicable MPE.

The public MPE applicable to the backhaul devices is the same as for the transmitters, i.e., 1.0 mW/sq. cm. The 1.0 mW/sq. cm. perimeter for the backhaul devices would be about 10 inches from the front of the antennas. Because no member of the public would be within 10 inches of the backhaul devices for a prolonged period of time, and given the exponential decrease in RFR levels with increased distance from the source, members of the public should not be exposed to RFR levels from transmitters in excess of the applicable MPE.

For the reasons described above, the DPH concluded that operation of the proposed transmitters and backhaul devices should not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant impact with regard to RFR, and this issue would not trigger an exception to the use of a categorical exemption.

⁵ *Evaluation of Tropos 5210 Outdoor Routers and Motorola Canopy Antennas*, Letter from Richard J. Lee, MPH, CIH, CSP, San Francisco Department of Public Health, to Jeremy Batis, San Francisco Planning Department, April 13, 2007. This document is available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA as part of Case File No. 2007.0097E.

⁶ Federally-recommended RFR emissions thresholds are administered by the Federal Communications Commission (FCC) as prescribed by the Telecommunications Act of 1996.

⁷ Milliwatts are a measure of low-wattage power. The frequency of an invisible radio wave cycle can be measure in Megahertz (MHz) (in the thousands) or in Gigahertz (GHz) (in the millions). It is generally accepted that as frequencies of wave cycles increase, the power, or milliwatt, thresholds that define the MPE also increase. Stated another way, when frequencies increase, higher measures of RFR power, or increased milliwatt levels, can be safely tolerated. In this way, GHz-emitting devices can safely operate at higher milliwatt levels than MHz-emitting devices. A 110-watt lightbulb emits approximately 200 microwatts of RFR per square centimeter at a distance of six feet. By comparison, a cellular phone when placed beside a user's head transmits 520 microwatts per square centimeter.

Structural Integrity

Another aspect of the project that may be considered by some to be unusual is that the proposed project would involve installation of equipment on existing structures, resulting in concerns about structural integrity. The proposed project would have no impact on the PUC's existing obligations to conduct its normal streetlighting and traffic signal functions. Pursuant to the Agreement, only specified equipment configurations that are within the structural capacity of the street poles, arms, and equipment mounting brackets are proposed.⁸ Similarly, the structural soundness of the proposed rooftop backhaul devices would be ensured by Department of Building Inspection procedures outlined within the Building Code. As such, there are no structural integrity issues that would pose potential significant environmental effects under CEQA, and this issue would not trigger an exception to the use of a categorical exemption.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

Controversy

Although the proposed project is not without opposition and controversy, opposition and controversy do not in themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate. Some of the controversy surrounding the proposed citywide wireless broadband internet network stems from the merits of the project itself, perceived health effects, and interference from RFR. However, as set forth in the preceding analysis, none of these issues constitute unusual circumstances that would result in a significant effect on the environment.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves one net new transmitter per street pole at an average concentration of no greater than 55 per square mile, and one backhaul device per building or radio tower at a concentration generally no greater than one per three square miles.

These minor alterations themselves would create no new significant cumulative impacts affecting historic or visual resources based on the size, frequency of occurrence, and location and other project elements described above (cumulative radiation emissions concerns are addressed below). There are at the present time no known proposals to establish additional, alternative, or competing wireless broadband internet networks within San Francisco. Any future proposal by competing vendors to establish a similar network, which would include a request to add similar additional devices to utility hardware, would be subject to subsequent environmental review, including a cumulative impact analysis. Therefore, there would be no foreseeable cumulative impacts due to the proposed project.

Conclusion

As described above, the proposed project would not have a significant effect on aesthetics or historic resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal, including the issues of RFR, structural integrity, and controversy, that would trigger an exception to the use of a categorical

⁸ Structural Engineering Memorandum *Analysis of Snow and Wind Loads for Tropos 5210 & 5320*, by W. Charles Perry, M.S., P.E., November 20, 2006. This document is available for review by appointment at the Planning Department, 1660 Mission Street, San Francisco, CA as part of Case File No. 2007.0097E.

exemption. Therefore, the project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.





PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Lisa Gibson
Project Address: Citywide
Block: n/a Lot: n/a
Case No.: 2007.0097E
Date of Review: April 18, 2007

Planning Department Reviewer:
Sophie Middlebrook
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sophie.middlebrook@sfgov.org

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Owner

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PROPOSED PROJECT

- ☐ Demolition
☒ Alteration
☐ New Construction

Project description:

The proposed project is an ordinance proposed by the Mayor (Board File No. 070077) that would approve one or more agreements (hereafter "the Agreement") between EarthLink, Inc. and the City and County of San Francisco. The Agreement would permit EarthLink to manage, operate, and install within the City rights-of-way a citywide wireless broadband Internet access network that would provide free or affordable Internet access for San Francisco residents, workers, and visitors. The project would involve installation within the City rights-of-way of a communications system consisting of two types of aboveground equipment: transmitters and backhaul devices.

The proposed transmitters would be 5-1/3 inches high, 8 inches wide, and 13 inches deep (approximately the size of a shoebox), and weigh approximately 14 pounds. The transmitters would be affixed to existing street poles at a height of approximately 26 feet above ground, primarily consisting of San Francisco Public Utilities Commission (PUC)-owned street light poles and privately-owned streetlight and utility poles. The proposed project includes the installation of approximately 2,200 transmitters to be attached to street poles within the City and County of San Francisco.

The proposed project includes the installation of approximately 14 backhaul devices. Each of the 14 proposed backhaul devices would consist of 3 components: an antenna mast, up to 12 antennas attached to the mast, and an ancillary utility cabinet. The antenna mast, approximately 13 feet high and 4 to 6 inches in diameter, would support up to 12 antennas, each 12 inches high, 6 inches deep, and 6 inches across (about the size of a shoebox). The entire configuration measures approximately 3 feet in diameter, with a combined weight of approximately 80 pounds. Each ancillary utility cabinet would measure approximately 5½ feet high, 2 feet deep, and 2½ feet in width (comparable to the size of a household refrigerator), and weigh approximately 940 pounds.

Pre-Existing Historic Rating / Survey

Earthlink has not specified locations for the proposed equipment; however, only street poles that are not decorative, historically or architecturally significant, or specially designed poles would be selected. Backhaul equipment may be proposed for buildings or districts that are considered historical resources for the purposes of CEQA. Pursuant to the Agreement, Earthlink will conform with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable, for any backhaul devices or

transmitters proposed for a property that is a historical resource or that is within a historic district. None of the approximately 2,200 transmitters included in the project are proposed for street poles that are included within the designated "Path of the Golden Light Standard," (Landmark No. 200).

Historic District / Neighborhood Context

Earthlink has not specified locations for the proposed equipment. Transmitters installed on street poles may be placed within designated historic districts. Backhaul equipment may be placed on designated historic buildings and/or on buildings within historic districts.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☐ No ☒ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine
- **Architecture:** or ☐ Yes ☐ No ☒ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, no specific locations for transmitters or backhaul equipment have been proposed at this time; therefore, the significance of individual buildings on which the backhaul equipment may be placed, or historic districts in which a proposed site is located, cannot be determined at this time.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	setting,	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	feeling,	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	association.	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: As noted above, no specific locations for transmitters or for backhaul devices have been proposed at this time. Pursuant to the Agreement, Earthlink will conform with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable, for any backhaul devices proposed for a property that is a historical resource or that is within a historic district. In addition, the Agreement stipulates that any transmitter proposed for a district in which the street furniture is considered character-defining will be installed in a manner and in a location that is consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable. The Department has considered the potential of the proposed transmitters as well as the proposed backhaul equipment to impair the ability of historical resources, including historic buildings and historic districts, to convey their significance.

Transmitters: The Department has determined that transmitters placed on street poles within historic districts will not impair the district's ability to convey its significance. The Department has further determined that transmitters placed on street poles within historic districts that include character-defining street furniture will not impair the district's ability to convey its significance, as the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Backhaul Equipment: The Department has determined that should a historical resource be selected as the location for the backhaul equipment, the placement should not impair the ability of the resource to convey its significance given the placement parameters outlined in the Agreement. Pursuant to the Agreement, EarthLink will locate the backhaul equipment on structures such that:

- The base of the equipment is at least twenty-five (25) feet above the ground;
- When placed on a building rooftop, the equipment is inconspicuous when viewed from the street level at the base of the building;
- Cabinets are located inside an existing structure where possible.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

As noted above, no specific locations for transmitters or backhaul equipment have been proposed at this time. None of the approximately 2,200 transmitters included in the project are proposed for street poles that are included within the designated "Path of the Golden Light Standard," (Landmark No. 200).

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that no specific locations for transmitters or for backhaul equipment have been proposed at this time. Pursuant to the Agreement, Earthlink will conform with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable, for any backhaul devices proposed for a property that is a historical resource or that is within a historic district. In addition, the Agreement stipulates that any transmitter proposed for a district in which the street furniture is considered character-defining will be installed in a manner and in a location that is consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable.

The Department has evaluated the proposed transmitters as well as the proposed backhaul equipment and their potential impact to historical resources. The Department has determined that the proposed project, with the design features included in the Agreement, is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Transmitters: None of the approximately 2,200 transmitters included in the project are proposed for street poles that are included within the designated "Path of the Golden Light Standard," (Landmark No. 200). Transmitters proposed in historic districts that include character-defining street furniture will be clearly differentiated from historic street furniture, and will not destroy historic materials or spatial relationships that characterize the districts.

Backhaul Equipment: The installation of the proposed backhaul equipment would not destroy the historic building fabric, nor will it destroy features, or spatial relationships that characterize the structure on which it is installed. Further, the Agreement includes design specifications that call for all backhaul equipment to be located a minimum of 25' above the ground, and located away from the

primary building façade or otherwise modified to appear inconspicuous in order to minimize the visual impact of the equipment from public rights-of-way.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Transmitters: As noted above, none of the approximately 2,200 transmitters included in the project are proposed for street poles that are included within the designated "Path of the Golden Light Standard," (Landmark No. 200). The proposed transmitters may be removed in the future without impairing the essential form and integrity of the historic resource.

Backhaul Equipment. The proposed project calls for the installation of the backhaul equipment in a manner that will allow it to be completely removed from the building without affecting the essential form or integrity of the building. The installation of the proposed backhaul equipment will not destroy the historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

The design features included in the proposed project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

None of the approximately 2,200 transmitters included in the project are proposed for street poles that are included within the designated "Path of the Golden Light Standard," (Landmark No. 200).

The installation of backhaul equipment should not destroy any historic materials, features, or spatial relationships that characterize the structure on which it is installed. Backhaul equipment proposed for historic structures, or for buildings located within historic districts should be located a minimum of 25' above the ground, and set back from the building façade or otherwise modified to appear inconspicuous in order to minimize the visual impact of the equipment from public rights-of-way. Finally, all backhaul equipment should be installed in a manner that will allow it to be completely removed from the building without affecting the essential form or integrity of the building.

The Department has determined that transmitters placed on street poles within historic districts will not significantly impact the resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date:

4-19-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Lisa Gibson/MEA Planner
Jeremy Battis / MEA Planner
Stephen Shotland/Citywide Planning
Sarah Dennis/Citywide Planning



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Title: 2006.0784E – Addition/Alteration to Existing Residential Home
Location: 130 16th Avenue
Block/Lot 1375/044
City and County San Francisco

Description of Nature and Purpose of Project: The approximately 3,184 square-foot project site is located at 130 16th Ave. [Assessor's Block 1375, Lot 044] on the eastern side of the street on a block bounded by 15th Avenue, California and Lake Streets in the Inner Richmond neighborhood. The existing 3,452 square-foot single-family residence was constructed in 1910 with an average midpoint height of approximately 35-feet (approximately 40-feet at top of pitched roof). The three-story, three-bedroom residence includes an attic and a ground floor garage. The proposed project would retain the existing building; remodel the ground floor to include new laundry and storage rooms plus a reconfigured two-car tandem garage. The project would include a rear extension at the ground floor level, adding an additional 532 square-feet for a guest bedroom, living room, and 1½ bathrooms. On the first floor, the kitchen would be remodeled and the existing rear deck and stairs will be replaced. Closet space on the second floor would be altered. There would be no additional square footage added to the first and second floor alterations. The existing attic would be converted to a third floor with a new bedroom and full bathroom, adding an additional 630 square-feet. The vertical addition to the attic will be set back 15-feet from the front portion of the building and would raise the roof approximately 4-feet in height resulting in an average midpoint height of approximately 39-feet on the pitched roof (approximately 44-feet at top of pitched roof). With the proposed 1,162 square-foot addition, the structure would be approximately 4,612 square-feet in size. The project site is located in the RH-2 (House, Two Family) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Lewis Butler, Representative Telephone: (415) 674-5554

EXEMPT STATUS:

X Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

April 25, 2007

Paul Maltzer
Environmental Review Office

M.D.F.
Exemption / Exclusion File
Historical Preservation List

DOCUMENTS DEPT

APR 27 2007

cc: Lewis Butler, Project Contact
David Lindsay, NW Quadrant
Supervisor Jake McGoldrick, District 1
Bulletin Board

REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department Staff Preservation Technical Specialist determined that the building located on the project site does not appear to be eligible for listing in the California Register as an individual resource.¹ However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district. The area contains a high concentration of buildings that were constructed between 1906-1915, as the surrounding area was developed into residential housing. As a result of the development, there is considerable harmony among the houses in the neighborhood. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics. Planning Department Staff determined that the proposed project additions and alterations would not have an adverse impact on a potential historic district located in the surrounding neighborhood.

The proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation. The character defining features that give the building significance as a historic resource would not be altered as part of the proposed project. The proposed alterations at the front façade of the building would be restorative in nature and would return the building more closely to its original historic appearance. The alterations at the attic floor would be set back to minimize the impact to the historic resource and would be minimally visible from the public view. The proposed rear addition would not be visible from public view, so that it would not impact any character defining features of the building. The proposed additions on the roof and in the rear would be differentiated from the historic building in its design. Because the project is consistent with the Secretary of Interior's Standards for Rehabilitation, the proposed addition, alterations, and replacement of the exterior façade would not result in a significant impact on a historical resource. The proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(e)(1).

The proposed project would involve the addition of approximately 1,162 square-feet to the existing 3,452 square-foot structure. With the addition, the structure would be approximately 4,612 square-feet and approximately 40 feet in height. Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square-feet, whichever is less. The project site is located within a developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor would it result in significant impacts to a potential historic district. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, *Historic Resource Evaluation Response* for 130 16th Avenue, March 26, 2007.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 130 16th Avenue
Block: 1375 Lot: 044
Case No.: 2006.0784E
Date of Review: 3/26/07

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Patrick McGrew
Company:
Address: 674 South Grenfall Rd.
Palm Springs, CA 92264
Phone: 760-416-7819
Fax:
Email: pmaa@sbcglobal.net

Owner

Name: William & Helena Wheeler
Company:
Address: 130 16th Avenue
San Francisco, CA 94118
Phone: 415-933-8872
Fax:
Email: bill@billwheeler.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The alteration of the front façade, including the removal of the aluminum horizontal siding on the front and side facades, the repair of any historic detail that may be extant, and the installation of new wood clapboard horizontal wood siding to match the historic in terms of material, configuration, size, and detail; the in-kind repair and replacement (where needed) of the brick façade treatment at the ground floor, to match the historic material in terms of material, configuration, size, and detail; the removal of contemporary aluminum windows at the second and attic floor, and the installation of new wood windows to match the historic in terms of material, configuration, size, and detail; the restoration of window trim at the attic floor window; and the installation of a new wood-paneled garage door;
- The construction of a one-story vertical addition at the roof, to be set back 15 feet from the front plane of the façade and to extend 3'-10" from the historic roof ridge line, and mirroring the historic gable roof form, and featuring two 7'-2" wide gabled dormer windows at the rear;
- The installation of two 3' wide by 4'3/4" long skylights in the front portion of the historic roof, to be setback 10 feet from the front plane of the façade and 5 feet from the side; and
- The construction of a one-story rear yard addition at the non-visible rear façade and the replacement of the non-visible windows throughout.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

130 16th Avenue is located between Lake and California Streets in the northwest portion of the Richmond neighborhood in San Francisco. It is surrounded by residential land uses with commercial uses along California, is one block from the Presidio Park, and is within an RH-2 District and a 40-X Height and Bulk District.

The neighborhood is characterized by single and multi-family cottages, single-family homes, and flats, most of which were constructed between 1906 and 1915, with the majority of the homes on block #1375 (where the subject property is located) constructed in 1914. Building heights typically range from one-and-a-half to two-stories above a ground floor. Building styles and ornamentation are in a variety of architectural types with prominent styles of Revival, East Bay/Craftsman, and Edwardian. There are a few modern homes located on the street.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1906-1915

Notes:

130 16th Avenue is a two-story-above-a-garage residence constructed in 1912. Built in an Eclectic style, the building features a front-facing gable with Arts and Crafts projecting eave; a small square window at the attic floor; a large tri-partite window with a heavy lintel boxed with dentils, a historic decorative iron balconette and contemporary window sash at the second floor; an oval-shaped projecting bay picture window with curved sashes, paneled base and heavy brackets, and simple classical detailing flanked by single-pane decorative stained glass windows with heavy lintels and boxed dentils and historic decorative iron balconettes at the first floor; and a semi-circular portico entrance with classical columns and wood garage door. The façade is clad with white horizontal aluminum siding and masonry on the ground floor. The visible side facades are plain and feature horizontal siding, and the rear façade is unornamented and features plain horizontal wood siding.

While the subject property is unusual in its architectural design and detailing, the building does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between

1906-1915, when the area was developed for residential housing. As a result of this rapid development, there is considerable harmony among the houses in the neighborhood. The building styles vary but Revival, East Bay/Craftsman, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

130 16th Avenue retains a high degree of integrity, despite some exterior alterations to the primary facade. Based on a historic photograph of the property and permit history submitted by the applicant, the front façade originally had a stucco or plain horizontal wood siding (the photo is too blurry to make a final determination). There were two decorative crests/wreaths located on either side of the second floor window, and the attic floor window featured a decorative Nouveau-styled curved frame. The window sashes appear to be four-pane casements. The façade alterations occurred in 1968, and it should be noted that the decorative details might exist beneath the aluminum siding. Historic details such as the roofline with heavy eave, tri-partite window and surround, oval-shaped projecting bay picture window with curved sashes, heavy brackets, flanked by single-pane decorative stained glass windows with heavy lintels and boxed dentils, historic decorative ironwork and semi-circular portico entrance with classical columns are intact. Despite these alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 130 16th Avenue is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the tri-partite window with lintel, and historic decorative iron balconette at the second floor, oval-shaped projecting bay picture window with curved sashes, paneled base and heavy brackets, and simple classical detailing flanked by single-pane decorative stained glass windows with heavy lintels and boxed dentils and historic decorative iron balconettes at the first floor, and semi-circular portico entrance with classical columns will not be altered with this proposal. The work at the front façade will be restorative in nature and will return the building more closely back to its historic appearance. The replacement of contemporary aluminum window sashes will match the historic in terms of material, configuration, design, and detail, thereby preserving the historic form and detail of the building. The alterations at the attic floor will be set back to minimize their impact to the historic resource and will be minimally visible from the public way. The proposed rear addition will not be visible from the public way so that it will not detract from nor destroy any character-defining features of the building. The new additions on the roof and in the rear will be differentiated from the historic building in its design.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 130 16th Avenue, specifically the tri-partite window with lintel, and historic decorative iron balconette at the second floor, oval-shaped projecting bay picture window with curved sashes, paneled base and heavy brackets, and simple classical detailing flanked by single-pane decorative stained glass windows with heavy lintels and boxed dentils and historic decorative iron balconettes at the first floor, and semi-circular portico entrance with classical columns will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

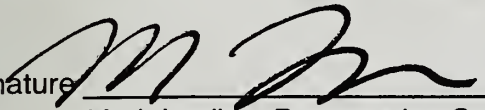
N/A.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 130 16th Avenue will not have an adverse impact on a potential historic district located in this portion of the Richmond neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1906 -1914, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood. The proposed alterations to the subject property will not impact any aspects of integrity, including setting, feeling, and association, and thus will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 3-29-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0828E – Addition/Alteration to Rear Yard Residential Unit
Location: 1729 Stockton Street
Block/Lot 0089/007
City and County San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The approximately 2,475 square-foot (sq.ft.) project site is located at 1729 Stockton Street [Assessor's Block 0089, Lot 007] on the western side of Stockton Street on a block bounded by Filbert, Greenwich and Powell Streets in the North Beach neighborhood. The project site contains two buildings, a main building on the front of the lot and a non-complying rear building. The main building consists of a historic 4,421 sq.ft., three-story, three-unit residential building constructed in 1911 facing Stockton Street. The second building, located at the rear of the lot, consists of an existing 539 sq.ft., one-story residential unit, approximately 12 feet in height. The proposed project consists of a two-story addition to the existing one-story rear building and alteration of the existing façade. The new three-story building would contain three dwelling units and a pedestrian bridge at the second level connecting the rear building to the existing rear exterior staircase of the main building at the front of the lot. The addition to the rear building would add a total of approximately 984 sq.ft. to the existing building, resulting in a 1,523 sq.ft., 32'9" high building. The building is not included in any survey or inventory, and has been determined not to be a historical resource as defined by the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation (HRE)). The project site is located in the North Beach NCD (Neighborhood Commercial District) zoning district and within a 40-X height and bulk district. The proposed project would require variance from the Planning Code rear yard requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Albert Costa Telephone: (415) 986-0101

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

April 26, 2007

Paul Maltzer
Environmental Review Office

cc: Albert Costa, Project Contact
NE Quadrant Team Leader
Supervisor Aaron Peskin - Board of Supervisors, District 3
Sue Hestor

Bulletin Board
M.D.F.
Exemption / Exclusion File
Historical Preservation List

DOCUMENTS DEPT.

MAY - 2 2007

SAN FRANCISCO
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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department Staff Preservation Technical Specialist determined that the subject building located at the rear of the project site is not a historical resource as defined by CEQA¹. However, the subject property is considered by definition to be a historical resource because the main building on the lot is listed in the North Beach Survey, which is an adopted local register. Constructed in 1911, the main building facing Stockton Street is associated with the post-1906 earthquake rebuilding period.

As described in the attached HRE, the proposed rear building addition and alteration would affect a non-character-defining feature of the historic main building, which would comply with the Secretary of the Interior Standards. The main building is considered a significant historic resource due to its Classical Revival architectural style and its curved projecting bays. Although the main building is a documented historic resource, the rear building is not considered historically significant under the California Register criteria. The rear building was not included in the North Beach Survey or Citywide Architectural Survey, and is not individually architecturally significant. The rear building was originally constructed as a workshop sometime between 1911 and 1913, and is not included on the original building permit. The earliest documentation of the rear building is on a 1913 Sanborn map, which shows a one-story structure.

Although the pedestrian bridge would connect to the existing staircase of the main building, the physical impact would be modest. In addition, the proposed project is consistent with the traditional development pattern of non-complying rear buildings in the area. The rear building is adjacent to three non-complying rear buildings, two of which are three stories in height, in scale with the proposed addition. The addition and alterations to the rear building would not be visible from any public right-of-way, would have a minimal physical impact on the historic main building, and would not have an adverse effect on nearby historic resources. Because the existing rear building is not considered a potential historical resource under CEQA and the proposed addition and alteration meet the Secretary of the Interior Standards, the project would not result in a significant effect on a historical resource or a potential historic district.

The proposed project would involve the addition of approximately 984 square-feet to the existing 539 square-foot rear building. With the addition, the building would be approximately 1,523 square-feet and 32'9" in height. Section 15301(e)(2) of the CEQA Guidelines, or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square-feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The project site is located within a densely developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor would it result in significant impacts to historic architectural resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

¹ Memorandum from April Hesik, Preservation Technical Specialist, *Historic Resource Evaluation Response(HRER)* for 1729 Stockton Street, March 20, 2007.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

**Project Address: 1729-1733 Stockton
Street**

Block: 0089 Lot: 007

Case No.: 2006.0828E

Date of Review: March 20, 2007

Planning Department Reviewer:

April Hesik

(415) 558-6602

april.hesik@sfgov.org

Preparer / Consultant:

Name: Albert Costa

Company: Theodore Brown & Partners, Inc.

Address: 1620 Montgomery St., Ste. 320 San
Francisco, CA 94111

Phone: (415) 986-0101

Fax: (415) 986-5412

Owner:

Name: Sisko Luopajarvi

Company:

Address: 427 Filbert St., San Francisco, CA
94133

Phone: (415) 986-0101

Fax: (415) 986-5412

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The subject property contains two buildings, a main building and a non-complying rear building. The main building, which faces Stockton Street, is a three-story, three-unit, wood-frame building constructed in 1911. The main building features curved projecting bays and Classical Revival-style ornamentation. The second building, which is located on the rear of the lot, is a one-story, 539-square-foot, flat-roofed structure containing one dwelling unit. The project is to expand the rear building vertically by adding two floors. The proposed three-story building would contain three dwelling units, comprise 1,523 square feet, and have a height of 32'-9". In conjunction with the expansion, the façade of the rear building would be altered. The windows, doors, and deck would be replaced. At the second level, a pedestrian bridge would connect the rear building to the existing rear exterior staircase of the main building. The project would require a variance from the Planning Code and conditional use authorization from the Planning Commission.

Pre-Existing Historic Rating / Survey:

- The main building on the front of the lot is listed in the North Beach Survey with a rating of "2" ("basic architectural fabric-strong contributing buildings-unaltered"). The rear building is not included in the North Beach Survey.
- The main building is included in the Citywide Architectural Survey with a rating of "1". The rear building is not included in the Citywide Architectural Survey.

Historic District / Neighborhood Context:

The project site is within the North Beach Survey area, which is a potential historic district. The neighborhood's historic building stock consists primarily of two-, three-, and four-story buildings constructed between 1906 and 1915. Contributors to the district are generally decorated in a vernacular adaptation of the Classical Revival style. Many of the buildings are of mixed use, with retail uses on the ground floor and residential uses on the upper floors.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1906-1915

The subject property is by definition a historical resource because it is listed in the North Beach Survey, which is an adopted local register. The property is associated with the post-1906 earthquake-rebuilding period, which spanned from 1906 to 1915. The main building on the lot is also significant due to its architectural style. Constructed in 1911, the building has curved projecting bays and is decorated in a vernacular version of the Classical Revival Style. The original building permit indicates that the main building was designed by architect L. Traverso and built by Giovanni Dighers for owners G.B. and Gieselphine Torassa. According to the North Beach Survey, Traverso was an Italian-American architect who worked primarily for first- and second-generation Italian-American property owners in the North Beach neighborhood.

The rear building appears to have been originally constructed as a workshop sometime between 1911 and 1913. The rear building is not included on the original building permit for the site. The earliest documentation of the rear building is a 1913 Sanborn map which shows a one-story structure labeled, "Shop; elec[tric] power[ed] mach[inery]." According to later Sanborn maps, the rear building was apparently converted into a dwelling unit by 1952. By this time, a bathroom was added at the northeast corner of the structure.

Although the main building is a historic resource, the rear building does not appear to be a character-defining feature of the resource. It is not visible from the street and was not included in the North Beach Survey or Citywide Architectural Survey. Moreover, the rear building does not appear to be significant according to California Register criteria. The building does not conform to any of the property types described in the North Beach Survey and is not individually architecturally significant. The rectangular, flat-roofed structure is simple in design and ornamentation, with plain window trim, painted clapboard siding, a plain cornice, small awning over the entrance, a five-panel door with glazing in the upper panels, and double-hung, wood-frame windows. Although wood-frame, residential buildings located on the rear portions of lots or on alleys are a characteristic building type in the North Beach historic district, such buildings are typically two or three stories in height and are less plain in ornamentation, and include features such as bays or paired windows, recessed entrances, and more pronounced window trim and cornices.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1/2)
		☐ Category B
		☐ Category C

As explained above, although the subject property is a historic resource, the rear building does not appear to be a character-defining feature of the resource.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See explanation below of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

The project appears to meet the Secretary's Standards because it affects only a non-character-defining feature of the resource. Although the project will substantially change the character of the rear building, this building is not historically significant under California Register criteria. The alterations to the rear building will not be visible from any public rights-of-way and will have minimal physical impact on the historic main building. Although the pedestrian bridge will connect to the existing rear staircase of the main building, the physical impact on the staircase will be modest. In addition, the proposal is consistent with the traditional development pattern of non-complying rear buildings. The rear building is adjacent to three non-complying rear buildings, two of which are three-stories in height, and the proposed addition is in scale with these buildings.

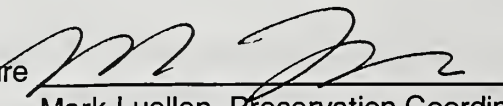
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse effect on nearby historic resources. The addition to the rear building and concurrent façade changes will not be visible from any public rights-of-way. Although the proposed project would be visible from the rear of the Church of Saints Peter and Paul, which is a historic resource, it will not adversely impact the setting of the church since the addition will not be visible from the front of the church, will be lower in height than the church, and will be consistent with the existing development pattern of non-complying rear buildings.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 3-20-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File



1729 STOCKTON - MAIN HOUSE ELEVATION - NO WORK



REAR YARD COTTAGE



1729 STOCKTON - REAR YARD W/ EXTERIOR STAIR-

2'-9"

1'-2"

ROOF TOP FLOOR
EL. 51'-7"

LOFT
EL. 22'-3"

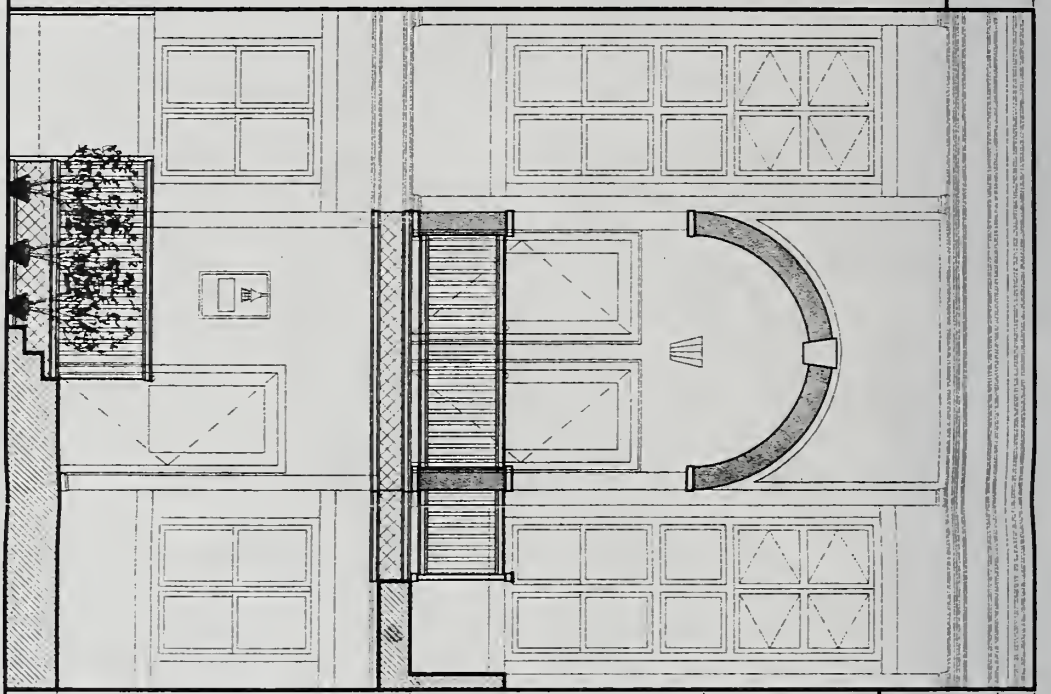
2nd FLOOR
EL. 12'-1"

1st FLOOR
EL. 1'-8"

ADJOINING
STRUCTURE

ADJOINING
STRUCTURE

30'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

A-08

SAN FRANCISCO, CA.
No. _____ Date _____
Drawn by _____
Checked by _____
Scale _____
Job Number _____
Description _____

Theodore Brown & Partners Inc.
Architect
1409 Montgomery Street
Suite 200
San Francisco, CA 94111
Tel 415 960 0101

FRONT ELEVATION

Sheet No.



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title: 2005.0365E: 376 Eureka Street, Expansion of a Single-Family Residence
Location: 376 Eureka Street, Assessor's Block/Lot 2749/017
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the expansion of an existing one-story-plus attic, 1,056-square-foot single-family dwelling and minor alterations to an accessory rear one-story-plus-attic, 300-square-foot cottage on an approximately 3,250-square-foot lot. The proposed expansion consists of a two-story, approximately 24-foot-high, 22-foot-deep addition to the rear of the dwelling, which
(Continued on next page)

Name of Person(s), Board, Commission or Department Proposing to Carry Out Project:
Christopher and Kristina Baker, (415) 987-3900, Property Owners

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 [State CEQA Guidelines, Sections 15301(a) and (e)].

REMARKS: See next page.

Contact Person: Irene Nishimura Telephone: (415) 575-9041

Date of Determination: I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 2, 2007

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.

MAY - 4 2007

SAN FRANCISCO
PUBLIC LIBRARY

cc: Christopher and Kristina Baker, Project Sponsors
Michael E. Smith, Planner & Historic Preservation Technical Specialist
Bevan Dufty, Board of Supervisors, District 8
Historic Resources Mailing List
Viraliza Byrd /M.D.F. & Exemption/Exclusion File
Distribution List

Description of Nature and Purpose of Project (continued):

would add approximately 1,020 square feet of habitable area. In addition, the project includes raising the dwelling by 2 feet and constructing an approximately 800-square-foot below-grade garage and basement area, increasing the building height from 16-1/2 feet to 18-1/2 feet. The existing front set back of 11-1/2 feet would not change. The proposed alterations to the rear cottage, which would be conducted under a separate building process, consist of removal of the kitchen for use of the structure as a workshop.

The project site is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, in the Eureka Valley neighborhood.

Remarks (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether or not the buildings on the project are historical resources as defined by CEQA, and if so, whether the proposed project plans conform with the *Secretary of the Interior's Standards for Rehabilitation* (the Standards). The Planning Department Historic Preservation staff researched and reviewed available information regarding the subject property and prepared a Historic Resource Evaluation Report (HRER).¹ The Department found that more information is needed to determine if the front residential building is eligible for listing in the California Register, and whether it is a contributing structure within a potential historic district. Therefore, for purposes of the evaluation, the front cottage is assumed to be a resource. Department staff determined that the rear structure, constructed in the 1930s, has no significance and is not a historic resource. The analysis and conclusions of the HRER are discussed in further detail below.

Although the project area is not within a designated historic district, the Department regards the area as a potential historic district. The Eureka Street project block has a high concentration of early twentieth century architecture. The project site's block face has four buildings that have been rated in the 1976 Architectural Survey (AS), including a Queen Anne architectural style building that is in *Here Today*. On the opposite block face (east side of Eureka Street) are three AS-rated buildings, plus one building that is in *Here Today*. More information and in-depth analysis are needed to determine whether the project area is eligible as an historic district for listing in the California Register.

¹ *Historic Resource Evaluation Response (HRER) Memorandum*, April 12, 2007, prepared by Michael E. Smith, Historic Preservation Technical Specialist, San Francisco Planning Department. This memorandum is attached and is part of the project file, Case No. 2005.0365E.

The character-defining features of the project building are its small size and simple design of its façade, in contrast to the surrounding buildings on both sides of the block face. Although the subject project building retains its original construction, such as its mass, form and materials, within the context of its surrounding area, the building does not visually associate with the buildings around it. Hence, the subject building lacks association with its surrounding context.

The front structure, a one-story cottage, has minimal architectural detailing. It has a simple flat-front Italianate design with lapped wood siding and a gabled roof partially hidden behind a parapet. The façade has three four-over-two, double-hung, wood-framed windows. The Department's Historic Preservation staff has determined that the front windows beneath the gabled roof at the attic level are not part of the original construction, and were likely added when the attic space was illegally converted to habitable space.

Although the building has not been designated an "earthquake cottage," the Historic Preservation staff assumes that due to the date of the building's construction, its simple design and minimal size, the building was likely built as temporary housing after the 1906 earthquake. The building does not appear to have been significantly altered from the time of its original construction. For these and the above reasons, the Department's Historic Preservation staff assumed that the front cottage is an historical architectural resource and evaluated the consistency of proposed project with the Standards.

The cottage's façade essentially would be retained, except for the raising of the structure and the proposed new garage door, of which about half of its height would be above grade level. The proposed two-story, approximately 24-foot high, horizontal addition would be constructed at the rear of the existing cottage, and would be approximately 35-1/2 feet back from the project site's front property line. Since the rear addition would be set back approximately 35-1/2 feet from the front property line, and the front parapet on the existing cottage would be retained, the proposed two-story rear addition would not be seen readily from the public right-of-way fronting the project site, Eureka Street.

The Historic Preservation staff concluded that the proposed revised project is in conformance with the Standards. Therefore, the proposed project would not result in an adverse significant historical architectural impact.

With regard to the rear cottage structure, available information indicates that it was constructed in the 1930's as an accessory structure to the front cottage. It has wood siding and divided lite wood casement windows (fixed windows) that vary in pattern. Although the structure retains its integrity, it has no significance. Hence, it is not considered an historical architectural resource.

The currently proposed project has been modified from a previous design proposal, which included new dormers. The Planning Department received a letter from an architect, F. Joseph Butler, analyzing the consistency of a formerly proposed project with the Standards.² In his letter, Mr. Butler argues that the project does not comply with 5 of the 10 Standards. Some of the comments no longer apply, given the changes in the project design. The Department reviewed Mr. Butler's comments and disagrees with his determination.³

CEQA State Guidelines Section 15301(e), or Class 1(e), exempts from environmental review a project that would add no more than 10,000 square feet to an existing structure if the project site is in an area where all public services and facilities are available, and is not in an area that is environmentally sensitive. The proposed project meets these criteria in that the project would consist of an addition of approximately 1,020 square feet of floor area to an existing structure. In addition, the dwelling is in an urban residential neighborhood, the Eureka Valley area, where all public services and facilities are provided and which is not environmentally sensitive. Therefore, the project is appropriately exempt under Class 1.

In addition, CEQA State Guidelines Section 15301(a) exempts from environmental review a project that would consist of minor alterations of an existing structure, such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project includes removal of the kitchen in the rear structure. Therefore, the proposed alterations would be exempt under Class 1.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1.

² 376 Eureka Street: Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and CEQA Issues, Letter from F. Joseph Butler, A.I.A., to Irene Nishimura, San Francisco Planning Department, January 24, 2007. This letter is available for review by appointment as part of Case No. 2005.0365E.

³ Response to comments from Joseph Butler on the Preliminary HRER, Memorandum from Michael E. Smith to Irene Nishimura, San Francisco Planning Department, February 6, 2007. This memorandum is available for review by appointment as part of Case No. 2005.0365E.



PLANNING DEPARTMENT

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(revised) MEMORANDUM: Historic Resource Evaluation Response

(This document supersedes the HRER dated Feb. 6, 2007)

MEA Planner: Irene Nishimura
Project Address: 376 Eureka Street
Block/Lot: 2749/017
Case No.: 2005.0365E
Date of Review: April 12, 2007

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

Name: Chris and Kristina Baker
Company: N/A
Address: 157 24th Avenue
San Francisco, CA 94121
Phone: (415) 987.3900
Fax: (415) 369.8607
Email: kristinabaker@yahoo.com

Owner

Name: Chris and Kristina Baker
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Phone: (415) 987.3900
Fax: (415) 369.8607
Email: kristinabaker@yahoo.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to raise the building two-feet to construct a ground floor garage and construct a two-story horizontal addition at the rear of the building. The addition would add approximately 1,024 square-feet of habitable area to the dwelling, approximately 800 square-feet of garage/basement space and increase the building height by 5'-6" at the rear. Under a separate permit the applicant also proposes to remove the kitchen from the rear cottage.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1910. Water records for the Spring Valley Water Company, however, indicate that the building was connected to the San Francisco water system in 1906. The rear structure was constructed in the 1930's. The property is not currently listed on the California Register, nor is it included on the National Register. The property is not located within a previously designated historic district. There are four AS rated buildings on the block. There are also three AS rated buildings on the facing block (Assessor's Block 2750) and one building that appears in *Here Today*.

Historic District / Neighborhood Context

The subject property is located on the west side of Eureka Street, between 20th and 21st Streets, in the Eureka Valley neighborhood. The lot is within a RH-2 zoning district, and a 40-X height and bulk district. According to the County Assessor records, dates of construction on the subject block range from 1893 to the present.

The block has a high concentration of early twentieth century. More research is needed to determine if a historic district is present.

determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☐ No ☒ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☐ No ☒ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property contains a single-story cottage with minimal architectural detailing and an accessory detached rear structure. The building has a simple flat front Italianate design with a gabled roof partially hidden behind a parapet. The building has three four-over-two double-hung wood windows and lapped wood siding. The front windows beneath the gable were likely added when the attic was illegally converted into habitable space. Though it is not an earthquake cottage staff assumes that due to its date of construction, simple design, and minimal size the building was likely temporary housing after the 1906 earthquake. The building does not appear to have been significantly altered from the time of its original construction. However, more information is needed to determine if the building is eligible for listing on the California Register or whether it is a contributing structure within a potential historic district. The rear structure was constructed illegally in the 1930's and legalized through a rear yard variance in 1992. It has wood siding and divided lite wood casement windows that vary in pattern. No other information is known about the structure. It appears to be an accessory structure to the front cottage.

Based upon the supplemental historic information prepared by Brent McDonald of Onda Rosa, the property has had seven owners. The neighbor, Susan Lally, provided additional information about the Raff family who owned the property from 1927 to 1991. None of the information provided about the previous owners would make the building eligible for listing on the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although the building retains its setting, mass, form, materials and detailing it does not visually associate with the larger buildings surrounding it. For this reason the building lacks association. As stated above, a more in depth analysis is needed to determine how the building fits in with its surrounding context.

The rear structure retains its integrity but it has no significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☒ Category B |
| | | ☐ Category C |

Notes: The applicant did not provide the Department with a historical resource evaluation so the Department is unable to determine definitively if the building is a resource based on the California Register Criteria for events or architecture. Therefore, for purposes of this evaluation the front cottage was assumed to be a resource without evidence proving otherwise.

4.) If the property appears to be a historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Absent additional information the front cottage appears to be a historical resource and the proposed alterations to the cottage are consistent with the Secretary of the Interior's Standards for rehabilitation. The project would retain the building's small scale at the street, raise it a minimal amount, and would not remove any character defining detail to add a garage. The addition would be set back 22-feet from the face of the building to mitigate its visual presence from the public right-of-way. All other character defining elements on the front façade would be retained.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The character defining features of the building are its small size and simple design relative to the surrounding building and its gabled roof that is partially hidden behind the front parapet. These elements are being retained so the building's relationship to the surrounding buildings should not change.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-13-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Irene Nishimura, MEA Planner



376 EUREKA ST





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0844E – Demolition of a one-story over basement single-family residence and the new construction of two-story over garage single-family residence.

Location: 42 Miramar Avenue, between Lakeview and Grafton Avenues
Assessor's Block and Lot: Block 7016, Lot 033

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a one-story over basement single-family residence and the new construction of two-story over garage single-family residence located at 42 Miramar Avenue [Assessor's Block 7016, Lot 033]. The existing 600 square-foot single-family residence on the project site was constructed in approximately 1907. The proposed project would involve the demolition of the existing structure and the new construction of a two-story over garage single-family residence with one off-street parking space. The new structure would be approximately 29-and-a-half feet in height and 4,680-gross-square-feet. The project site is an approximately

(Continued on the next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Jeremy Paul, Project Contact (415) 552-1888, representing the property owner Yin Kwan Tam.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS: Please see the next page.

Contact Person: Debra Dwyer Telephone: (415) 575-9031 Email: Debra.Dwyer@sfgov.org

Date of Determination:

5/16/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Jeremy Paul, Project Contact
Thomas Wang, Neighborhood Planner Southwest Team
Supervisor Gerardo Sandoval, District 11
Historic Distribution list
Bulletin Board
M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project, continued:

2,809-square-foot lot on the east side of Miramar Avenue between Lakeview and Grafton Avenues in San Francisco's Ingleside neighborhood. The project site is zoned RH-1 (Residential House, One Family) and is within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 42 Miramar Avenue is an historical resource as defined by CEQA. Through the property owner, supplemental information regarding the property history was provided to the Planning Department.¹ In a memorandum dated April 6, 2007, the Planning Department evaluated the building at 42 Miramar Avenue and determined that it is not an historical resource pursuant to CEQA for the following reasons.² The building on the project site is a one-story over basement single-family dwelling constructed around 1907. The building is not included on any historic surveys. It does not meet the California Register criteria of significance by being associated with any significant events, persons, or context, nor does it retain sufficient architectural characteristics that would make it eligible for the California Register.³

With respect to context, this block of Miramar Avenue is characterized by one- and two-story, single-family dwellings constructed between 1906 and 1929, with some infill buildings from the mid-twentieth century in a range of architectural styles. Four buildings on the block were constructed after 1984. For these reasons, it does not appear that the subject building is located in a potential historic district. Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.⁴ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The proposed project would involve the demolition of the existing 600-square-foot, one-story over basement, single-family residence, and the new construction of a two-story over garage, single-family home with one off-street parking space. The new structure would be approximately 29-and-a-half feet in height and 4,680-gross-square-feet in size. The new garage would utilize the existing curb cut. Therefore, no new curb cut is proposed.

¹ Draft Historic Resource Evaluation Request Supplemental Information for Residential Demolition Application for 42 Miramar Avenue. Prepared by Caitlin Harvey of Carey & Co. Inc. May 19, 2006. This information is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA 94103, as part of Case File No. 2005.0844E.

² Memorandum from Sophie Middlebrook, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. April 6, 2007. This memorandum is attached.

³ Ibid.

⁴ Ibid.

Per *San Francisco Planning Code* Section 143, one street tree shall be planted for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. No street trees currently exist at the subject property. The proposal would include the planting of one new street tree located within the public right-of-way.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition and removal of one single-family residence; in urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1(l)(1).

California Environmental Quality Act (CEQA) State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of new, small facilities or structures, such as one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted. The proposed project would result in the construction of one new single-family residence and would therefore be exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 42 Miramar Avenue
Block: 7016 Lot: 033
Case No.: 2005.0844E
Date of Review: April 6, 2007

Planning Department Reviewer:

Sophie Middlebrook
(415) 558-6372
Sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Caitlin Harvey
Company: Carey & Co.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: 415-733-0733
Fax:
Email:

Owner

Name: Yin Kwan Tam
Company:
Address: 2311 Diamond Street
San Francisco, CA
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposed project involves the demolition of the one-story, single-family subject building, and the construction of a new three-story, single-family dwelling with one off-street parking place.

Pre-Existing Historic Rating / Survey

The existing structure on the lot is not a rated building, and has not been included on the National Register or on the California Register. The subject building was constructed in 1907, and therefore requires additional review for the purposes of CEQA. It does not appear that the subject building is individually eligible for the California Register, nor does it appear that the subject building is eligible for the National Register.

Historic District / Neighborhood Context

The subject building is located on the east side of Miramar Avenue, between Lakeview and Grafton Avenues in the Ingleside neighborhood. Surrounding buildings, on both the east and west sides of Miramar Avenue, are primarily one- and two-story single-family dwellings. As photographs submitted by the Project Sponsor show, the block is characterized by buildings constructed between 1906 and 1929, with infill buildings constructed in the mid-twentieth century in a range of architectural styles. There are four buildings on the block constructed after 1984: two buildings on the west side of Miramar Avenue, and one building on the east side of Miramar Avenue. It does not appear that the subject building is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

- ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the house is eligible for the California Register based on any of the 4 criteria for evaluation:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on information submitted by the project sponsor, it appears that the subject building was constructed in 1907, shortly after the 1906 earthquake. However, the subject building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development. Development on the block seems to be most concentrated in the 1920's, and although the general architectural character of the block is mixed, there is a high concentration of stucco-clad buildings constructed in the Marina style typical of the 1920's.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story, wood frame structure clad in wood siding. The hip roof has overhanging eaves, and is clad in asbestos shingles. Four, four-pane, fixed wood windows, characterize the enclosed front porch on the Miramar Avenue elevation. The recessed entrance at the southwest corner of the porch is accessed through a 12-pane, glazed wood door. A square post clad in asbestos shingles supports the eave at the southwest corner of the front elevation. As the supplemental architectural information submitted by the Project Sponsor notes, the construction date of 1907 places the building in a timeframe typified by late Victorian and Craftsman architecture; however, the building is not detailed in either of the two styles. The building may be described as a simple bungalow in a vernacular style.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, although the subject building has remained largely unchanged since its original construction, it does not appear to be individually eligible for inclusion on the California Register. The building does not appear to be located within a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note the building does not appear to be a historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

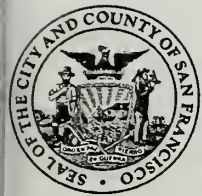
Signature 
Mark Luellen, Preservation Coordinator

Date: 4-13-07

Cc Virna Byrd, MEA
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Thomas Wang, Neighborhood Planner, SW Quadrant

42 Miramar Avenue





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0788 - 1133 Tennessee Street

Project Location: 1133 Tennessee Street; at 17th Street
Assessor's Block and Lot: Block 4172; Lot 028
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves a 1,166-square foot (sq ft) vertical rear expansion, including the addition of one dwelling unit and one off-street parking space, to an existing two-story over garage, 2,430-sq ft two-family dwelling constructed pre-1900, resulting in a 3,596-sq ft three-unit dwelling with two-car garage. The project would also include building rehabilitation, principally façade restoration. The site, on the eastern side of Tennessee Street, is a 2,500-sq ft lot located within the block (Assessor's Block 4172, Lot 028) bounded by Tennessee Street to the west, 22nd Street to the south, 3rd Street to the west, and 23rd Street to the south. The project site, located in the Dogpatch Historic District neighborhood, is zoned NC-2 (Small Scale Neighborhood Commercial) and is within a 50-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Henry Karnilowicz, 415 621-7533, representing Robert Noelke

EXEMPT STATUS:

X Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301 (e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 575-9022

May 22, 2007
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Henry Karnilowicz, Project Sponsor
T. Frye & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F

PAUL E. MALTZER
Environmental Review Officer

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REMARKS (Continued):

The subject building, a pre-1900 Stick style, two-family dwelling with a square-bay window, has a National Register of Historic Places Rating of 5D1, and is therefore a presumed historic resource under the Planning Department's CEQA Review Procedures. The property is a contributor to the Dogpatch Historic District. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed addition would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HREER) memorandum).¹

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

As previously described, the proposed project involves a 1,166-sq ft vertical rear expansion to an existing 2,430-sq ft two-family dwelling, resulting in a 3,596-sq ft three-unit dwelling. CEQA State Guidelines Section 15301 (e)(1), or Class 1, provides an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft. The project would add 1,166 sq ft, a gain of less than 50 percent of existing floor area. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project would not result in a substantial adverse change to a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Resource Specialist, Historic Resource Evaluation Response for 1133 Tennessee Street, April 16, 2007.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 1133 Tennessee St.
Block 4172 Lot: 028
Case No.: 2006.0788E
Date of Review: 04/16/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Henry Karnilowicz
Company: Occidental Express.
Address: 1019 Howard St. SF 94103
Phone: 415-621-7533
Fax:

Owner

Contact: Robert Noelke
Company:
Address: 1074 Tennessee St. SF 94107
Phone: 415-621-7533
Fax:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to add an additional unit to the two-flat dwelling including a rear horizontal addition. The proposal will include removing the asbestos shingles, rehabilitating the underlying historic siding, repairing the historic wood windows on the front elevation, and providing a historically compatible stair railing.

Pre-Existing Historic Rating / Survey

The subject building is a contributing structure to the Dogpatch Historic District under Article 10 of the Planning Code.

Historic District / Neighborhood Context

The subject building is a 2½ -story frame Stick style residential two-flat located within the Dogpatch Historic District, the most significant surviving enclave of industrial workers; housing in San Francisco.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1867-1945

Notes: As identified and defined by the Article 10 of the Planning Code, the subject building is a contributing structure to the Dogpatch Historic District. With its elaborate bracketed cornice, projecting bay, window and door surrounds, and rustic channel siding, the subject property is a fine example of a late 19th-century multifamily dwelling.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: *Previous to Landmark designation the front doors were replaced and the structure was clad in asbestos shingles. Despite these alterations, the majority of its projecting ornamentation remains and the subject building retains a high level of its historic integrity.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes:

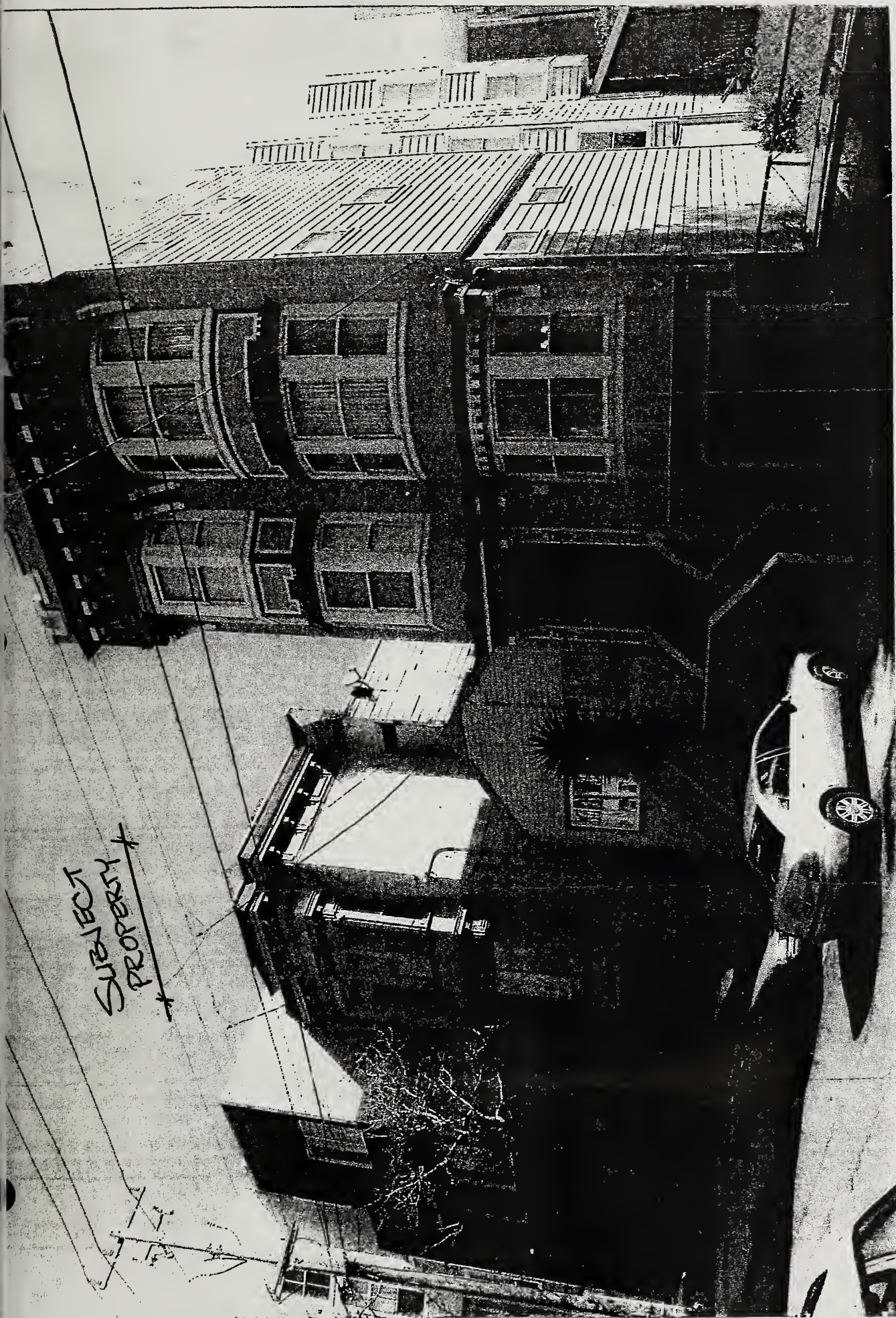
PRESERVATION COORDINATOR REVIEW

Signature Mark Luellen
Mark Luellen, Preservation Coordinator

Date: 4-16-07

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File

SUBJECT
PROPERTY *



Front Elevation (Looking Northeast) 1133-35. Tennessee St.



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0538E – Addition/Alteration to Rear of Single-Family Residence
Location: 113 Pixley Street
Block/Lot 0516/007
City and County San Francisco

1650 Mission St.
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8
59
22/07
Description of Nature and Purpose of Project: The approximately 1,642 square-foot project site is located at 113 Pixley Street [Assessor's Block 0516, Lot 007] on the south side, on a block bounded by Filbert, Webster and Fillmore Streets in the Cow Hollow neighborhood. The existing 2,040 square-foot, one-story above two-car garage, single-family residence on the site was constructed in 1906 and is approximately 27-feet in height as measured from the top of the pitched roof. The proposed project consists of a vertical addition and alteration to the rear portion of the existing single-family residence. The vertical addition would add a total of approximately 410 square-feet to the existing 2,040 square-foot building. With the new addition, the building would be approximately 2,450 square-feet in size. The rear portion of the building would be raised to approximately 31-feet in height, while the front portion of the existing building would not be altered and would remain at 27-feet in height. The building would remain a single-family residence. The proposed project would require a variance from the Planning Code rear yard requirements. The existing building is included in the *Here Today* survey on page 288. The project site is located in the RH-2 (House, Two Family) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Alice Suet Yee Barkley Telephone: (415) 356-4600

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Sections 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

5/22/07

Paul Maltzer
Environmental Review Office

cc: Alice Suet Yee Barkley, Project Contact
Sarah Vellve, Neighborhood Planning NW Quadrant
Supervisor Alioto-Pier - Board of Supervisors, District 2
Sue Hestor

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation (HRE), 113 Pixley Street is not eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 2 (Persons). However, the property appears to be eligible for listing in the California Register not as an individual resource, but rather as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture).¹

The existing building is a one-story-above-garage cottage constructed around 1906, designed in a Carpenter-Gothic style with some Classical details. The building includes a front-facing gable roof with Gothic Revival-style molding. The visible side façades feature horizontal wood siding and double-hung wood windows with wood surrounds and classical columns. The front entrance is located at the western (side) façade, with a wood stair and entrance door. The rear of the building features a contemporary wood and glass addition.

The Cow Hollow neighborhood contains a high concentration of buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, which indicates the existence of a potential historic district based on shared architectural characteristics. The majority of the buildings in this potential historic district were constructed around the turn of the twentieth century until the late 1920's, and are early examples of this portion of San Francisco transitioning from farmland/cow pastures into an urban city. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood.

As described in detail in the attached HRE, the design of the proposed addition and alteration at 113 Pixley Street has been found to be consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a contributor to the potential district, namely the massing and shape of the building, window openings, materials, and Gothic-Revival decorative details would not be altered with the proposed project. The existing rear portion of the building is not original to the property; therefore, its further alteration would not impair the significance of the historic resource. The new addition at the roof and rear of the property would be minimal in size, contained within the main body of the building and would not remove any character-defining materials from the primary façade. Further, the proposed addition would be set in from the edges of the building and would not detract from the massing and shape of the cottage. The addition would be minimally visible from the public way so that it would not detract from nor destroy any character-defining features of the building. The proposed addition and alteration to the subject property would therefore not result in a significant adverse effect on a historical resource or a potential historic district.

The proposed project would involve the addition of approximately 410 square-feet to the existing 2,040 square-foot building. With the addition, the building would be approximately 2,450 square-feet and 31-feet in height. Section 15301(e)(1) of the CEQA Guidelines, or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square-

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, April 9, 2007.

feet, whichever is less. Therefore, the proposed construction is exempt from environmental review under Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor on a potential historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.





PLANNING DEPARTMENT

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INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 113 Pixley Street

Block: 0516 Lot: 007

Case No.: 2005.0299E

Date of Review: 5/9/07

Planning Department Reviewer:

Tara Sullivan-Lenane

415-558-6257

tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Alice Suet Yee Barkley, Esq.

Company:

Address: 121 Spear Street, Suite 200
San Francisco, CA 94105

Phone: 415-356-4600

Fax: 415-356-3888

Email: barkley@luce.com

Owner

Name: Jonathan Sobel & Irina Yuen

Company:

Address: 113 Pixley Street
San Francisco, CA 94123

Phone:

Fax:

Email:

PROPOSED PROJECT

☐ Demolition

☒ Alteration

Project description: The proposed project consists of several elements:

- The alteration of an existing two-story addition located at the non-visible portion of the rear of the property to accommodate an enlarge stairwell;
- The alteration of approximately 10' of the rear portion of the cottage roof; and
- The construction of a new vertical addition at the attic floor, consisting of a 4' high gabled roof that will be set back 21' from the front façade, 3'-2" from the eastern façade, and will be 20' deep by 19' wide, and feature wood siding, casement windows, and an asphalt single roof.

Pre-Existing Historic Rating / Survey:

- Included in *Here Today*, pg. 288.

Historic District / Neighborhood Context:

113 Pixley Street is located between Webster and Fillmore Streets in the middle portion of the Marina neighborhood known as Cow Hollow in San Francisco. It is surrounded by residential land uses with a neighborhood commercial district located along Fillmore and Union Streets and is within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale flat and apartment buildings, most of which were constructed between 1900 and 1930. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being simplified versions of Queen Anne, First Bay, Edwardian, and Eclectic. There are many buildings in the vicinity of 113 Pixley Street that were included in the 1976 Citywide Architectural Survey and are in *Here Today*. It should be noted that the buildings immediately adjacent to 3041 Laguna Street have been altered.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1900 - 1930

Notes:

113 Pixley Street is a one-story-above-garage cottage constructed between 1906 and 1910 (City records list the construction date as 1906; a building permit for major structural work dates to 1910). Designed in a Carpenter-Gothic style with some Classical details, the building features a front-facing gable roof with a small wing located mid-way on the western (side) façade. The building is simple in detail and ornament, with a Gothic Revival-style soffit molding, which is mirrored in both form and detail as abstract pediments over the three window openings at the first floor of the front facade. The windows are one-over-one double-hung with wood surrounds with classical columns. The front entrance is located at the western (side façade), with a wood stair and entrance door. The building is clad in horizontal simple drop siding, with a thick plain wood beltcourse separating the first and ground floors, and plain corner boards. There is a wood garage door at the ground floor. The visible side facades feature the same horizontal wood siding and one-over-one double-hung wood windows. The roof is clad in asphalt shingles. The rear of the building features a contemporary wood and glass addition.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 or 2. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The Cow Hollow neighborhood contains a high concentration of buildings that are listed in *Here Today* and in the 1976 Citywide Architectural Survey which indicates the existence of a potential district based on shared architectural characteristics. The majority of the buildings in a potential Cow Hollow historic district were constructed around the turn of the twentieth century and until the late 1920's, and are early examples of this portion of San Francisco transitioning from farmland/cow pastures into an urban city. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but simplified versions of Queen Anne, First Bay, Edwardian, and Eclectic styles predominate. While there have been some alterations, the majority of the building details are intact and possess

the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

113 Pixley Street retains a high degree of integrity, despite having undergone some exterior alterations during its lifetime. Records show that the front entrance stairs were relocated to the side and the garage was added to the building in 1924. There are no records on file to indicate when the rear additions were added to the house, however, there appear to have been small alterations to them, such as the installation of contemporary window openings, which may have been installed in 2002. However, despite these changes to the building, it retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 113 Pixley Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, window openings, materials, and Gothic - Revival decorative details will not be altered with this proposal. The alteration of the rear addition is not original to the property and will not alter the significance of the historic resource. The new addition at the roof and rear of the property is minimal in size, contained within the main body of the building and will not remove any character-defining materials from the primary façade. Further, it

will be set in from the edges of the building and will not detract from the massing and shape of the cottage. The addition will be minimally visible from the public way so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 113 Pixley Street, namely the massing and shape of the building, window openings, materials, and Gothic-Revival decorative details will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

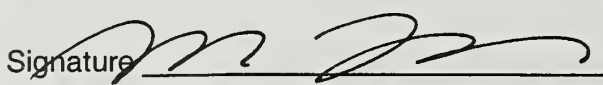
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 113 Pixley Street will not have an adverse impact on a potential historic district located in this portion of the Cow Hollow neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1910-1930, when the area was transitioning from farmland/cow pastures into an urban city, and there is considerable architectural harmony among the houses and buildings in the neighborhood. The proposed alterations to the subject property will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

5-17-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION

OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2007.0040E – Demolition of a three-story, three-unit residential building with no off-street parking spaces, and the new construction of a four-story, three unit residential building with three off-street parking spaces.

Location: 1366 San Bruno Avenue, between 24th and 25th Streets.

Assessor's Block and Lot: Block 4263; Lot 007

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a three-story, three-unit residential building with no off-street parking spaces located at 1366 San Bruno Avenue (Assessor's Block 4263; Lot 007), and the new construction of a four-story, three-unit residential building with three off-street parking spaces. The existing residential structure on the project site was constructed in approximately 1910. The existing building was determined not to be an historical resource for the purposes of the California Environmental Quality Act (CEQA). Please see the attached Historic Resource Evaluation Response (HRER) dated April 6, 2007. The proposed

Continued on the next page.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Toby Morris, Kerman Morris Architects, LLP, (415) 749-0302, representing property owners, Frank R. and Shirley A. Stonich.

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)].

REMARKS: Please see the next page.

Contact Person: Debra Dwyer Telephone: (415) 575-9031 Email: Debra.Dwyer@sfgov.org

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 25, 2007

Paul E. Maltzer
Environmental Review Officer

cc: Toby Morris, Project Contact
Ben Fu, Neighborhood Planning, Southeast Team
Supervisor Sophie Maxwell, District 10
Historic Distribution list
Bulletin Board
M.D.F.
Exemption/Exclusion File

DOCUMENTS DEPT.

MAY 29 2007

Description of Nature and Purpose of Project, continued:

project would require a variance from *Planning Code* Section 132 relating to the required front setback as well as a variance from Section 134 relating to the required rear yard. The project site is an approximately 2,500-square-foot lot on the west side of San Bruno Avenue between 24th and 25th Streets in San Francisco's Inner Mission neighborhood and adjacent to the Potrero Hill neighborhood. The project site is within an RH-3 (Residential House, Three Family) zoning district and is within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 1366 San Bruno Avenue is an historical resource as defined by CEQA. In a memorandum dated April 6, 2007, the Planning Department evaluated the property at 1366 San Bruno Avenue and determined that it is not an historical resource pursuant to CEQA.¹ The building on the project site, which was constructed about 1910, is a 2,700-square-foot, three-story, three-unit residential building with no off-street parking spaces. The existing structure has no historical ratings. It is not on either the California Register or the National Register, and does not appear to be eligible for listing on either one as described below.

Although the subject building appears to be part of the early development of the commercial district along 24th Street in the Mission/Potrero Hill neighborhood, it does not appear to be associated with any specific event that has made a significant contribution to broad patterns of local or national history.² From the supplemental historic information provided, the property is not associated with the lives of persons important to the local, regional or national past.³ The subject building is a flat-front Italianate building that has been heavily altered. Much of the building's original architectural detailing and character-defining features have been removed from the façade. The building is now clad in asbestos shingles, and there is a non-original cornice above the two abbreviated projecting bay windows on the upper story. The ground floor was at one time a commercial space with large windows. These have been removed. The ground floor now has two entrance doors divided by an aluminum window. Small windows have been added at a modified middle level. Faux shutters bracket the windows on the ground and upper level.⁴

¹ Historic Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. April 6, 2007. A copy of this memorandum is attached.

² Ibid.

³ Historic Resource Evaluation Supplemental information regarding 1366 San Bruno Avenue. Prepared by KDI Land Use Planning, December 18, 2006. A copy of this report is available for review by appointment at the San Francisco Planning Department at 1650 Mission Street, Suite 400, San Francisco as part of Case File No. 2007.0040E.

⁴ Middlebrook, 2007.

Although the building at 1366 San Bruno Avenue retains integrity with respect to location, it lacks integrity with respect to design, materials, workmanship, setting, feeling, and association due to the removal of original architectural detailing and the addition of elements such as abbreviated bay windows, the small windows at the center level, asbestos shingles on the façade, an altered ground-level fenestration and entrance pattern, and faux shutters. For all of these reasons, the building at 1366 San Bruno Avenue lacks integrity and was determined not to be an historic resource for the purposes of CEQA.⁵

The buildings on the east and west sides of the subject block of San Bruno Avenue are primarily two- and three-story, multi-family residential buildings that were constructed in the late nineteenth and early twentieth century in a range of architectural styles. Many of these buildings appear to have been heavily altered such that their historic integrity appears to have been compromised. It does not appear that the subject building is located within a potential historic district.⁶ Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.⁷ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 1 and Class 3.

As described previously, the existing building on the project site was constructed in approximately 1910 and has been subject to a number of alterations including horizontal additions at the rear of the building. Some alterations have been completed without permits.⁸ The permit history shows that in 1949 the building was converted from a single-family residence to a two-family residence. The subject building is currently designated as a two-unit residential structure. However, there are three residential units in use on the property at this time. The proposed project would demolish the existing three-story, three-unit residential structure.

CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption from environmental review for the demolition of a multifamily residential structure. In urbanized areas, this exemption applies to structures where not more than six units will be demolished. The proposed project would result in the demolition of one multifamily

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Cortez, Roberto. October 13, 2006. Soundness Report of 1366 San Bruno Avenue, San Francisco, CA. A copy of this report is available for review at the San Francisco Planning Department at 1650 Mission Street, Suite 400, San Francisco as part of Case File No. 2007.0040E.

residential structure with three residential units, and therefore, would be exempt under Class 1.

The proposed project would also involve the new construction of an approximately 6,569-gross-square-foot four-story residential structure with three residential units and an at-grade garage providing three off-street parking spaces. Unit 1 would primarily be located on the second level. However, one bedroom and a full bathroom for Unit 1 would be located behind the garage on the ground floor. The other two residences would occupy the top two floors of the structure; one at the front and one at the rear. *Planning Code* Section 151 requires one off-street parking space for each residential unit. The proposed project would provide three off-street parking spaces and would comply with the *Planning Code*.

CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex, or similar multi-family residence, not to exceed six units in an urbanized area. The proposed project would provide three residential units, and, therefore, would be exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building at 1366 San Bruno Avenue is not an historic resource pursuant to CEQA, and the design of the new construction would not have a significant adverse impact on off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classifications.



PLANNING DEPARTMENT

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INTERNET WEB SITE
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 1366 San Bruno Ave.
Block: 4263 Lot: 007
Case No.: 2007.0040E
Date of Review: April 6, 2007

Planning Department Reviewer:
Sophie Middlebrook
(415) 558-6372
Sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Amy Million/Corey Alvin
Company: KDI Planning
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Phone: 415-341-8890
Fax:
Email: corey@kdiplanning.com

Owner

Name: Frank Stonich
Company:
Address: 1326 San Bruno Avenue
San Francisco, CA 94110
Phone: 415-244-2716
Fax:
Email: frstonich@sbcglobal.net

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The project proposes to demolish the existing three-story, three-family dwelling with no off-street parking, and to construct a new four-story residential building with three units and three off-street parking spaces. The existing subject building measures approximately 2,700 square feet and 27 feet in height measured from street level. The proposed new building measures approximately 6,570 square feet, and 40 feet in height.

Pre-Existing Historic Rating / Survey

The existing structure on the lot is not a rated building, and has not been included on the National Register or on the California Register. According to the County Assessor's records, the subject building was constructed in 1905, and therefore requires additional review for the purposes of CEQA. Please note that based on information submitted by the project sponsor, it appears that the building was constructed in 1910 rather than 1905. It does not appear that the subject building is individually eligible for the California Register, nor does it appear that the subject building is eligible for the National Register.

Historic District / Neighborhood Context

The subject building is located on the west side of San Bruno Avenue, between 24th and 25th Streets in the Mission District, adjacent to the Potrero Hill neighborhood in an RH-3 zoning district and a 40x height-bulk district. Surrounding buildings, on both the east and west sides of San Bruno Avenue, are primarily two- and three-story multi-family residential buildings. Both the 1899 Sanborn fire insurance map and photographs submitted by the Project Sponsor show that the block is characterized by buildings constructed in the late nineteenth and early twentieth century, in architectural styles ranging from Italianate Stick-style buildings, to Italianate buildings that have been modified in the 1920's Marina-style, to contemporary infill construction. Many of the buildings on the block face appear to have been heavily altered, and their historic integrity appears to have been compromised. It does not appear that the subject building is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine

- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the house is eligible for the California Register based on any of the 4 criteria for evaluation:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on information submitted by the project sponsor, it appears that much of the subject block had been developed with residential structures by 1899, and that by 1905 (the date of construction on record with the County Assessor's Office) the subject property was one of few vacant lots on the block. Although the County Assessor's records indicate that the subject building was constructed in 1905, research into the historic Sanborn fire insurance maps and the Spring Valley Water Company records indicates that the subject building was constructed in 1910. Although the subject building appears to be part of the early development of the commercial district in the Mission/Potrero Hill neighborhood along 24th Street, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a heavily altered flat-front Italianate building, with a façade that has been stripped of much of its original architectural detailing and character-defining features. The two-story building has an essentially flat façade clad in asbestos shingles; the only projecting elements are two abbreviated bay windows on the upper-story that sit under what appears to be a non-original cornice. Information submitted by the project sponsor indicates that as late as 1968, the ground floor of the subject building was dominated by a commercial storefront with large windows. At present, the ground level of the façade has two entrance doors divided by an aluminum window in the center. Faux shutters bracket each of the windows on the ground floor and the upper level. Small windows have been cut into a modified middle level of the façade, and appear to be covered with operable shutters. It does not appear that the subject building embodies the distinctive characteristics of a type, period, region, or method of construction; rather, it appears that the façade of the subject building has been drastically altered throughout its history of use.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: As noted above, the subject building does not appear to be individually eligible for inclusion on the California Register, nor does the building appear to be located within a potential historic district. It appears that any architectural detailing that may have originally been on the building, such as a regular fenestration pattern, window and door trim, wood siding, and a bracketed roof cornice have been removed. In addition, elements such as the abbreviated bay windows, small windows at the center level, an altered ground level fenestration and entrance pattern, asbestos shingles, and faux-shutters have been added to the building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note the building does not appear to be a historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

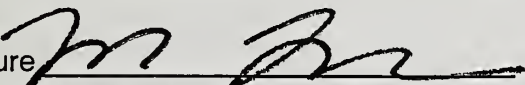
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-13-07

Cc Virna Byrd, MEA
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Ben Fu, Neighborhood Planner, SE Quadrant



1366 SAN BRUNO AVENUE



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.1134E – 3424 Jackson Street

Project Location: 3424 Jackson Street; between Locust and Laurel Streets
Assessor's Block and Lot: Block 0971; Lot 003B
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of approximately 780 square feet (sq ft) of new space, room repartitions, removal of a rear fire escape, and addition of a new rear egress staircase and three decks to a 6,510-sq ft, 35-foot-high, four-story, single-family dwelling constructed circa 1921. The proposed alterations would result in a building approximately 7,289 sq ft and 35 feet high with enlarged ground, first, second, and third floors to the rear (about 487 sq ft of additional space), and enlarged fourth floor toward the front of the building (an expansion of 292 sq ft). The site, on the northern side of Jackson Street, is a rectangular 4,469-sq ft parcel (Assessor's Block 0971; Lot 003B) within the block bounded by Jackson Street to the south, Locust Street to the west, Presidio Street to the north, and Laurel Street to the east. The project site, located in the Presidio Heights neighborhood, is zoned RH-1 (Residential, House – One Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Barkley, 415-356-4600, representing Tracy Leeds and Evan Marwell

EXEMPT STATUS:

X Categorical Exemption, Class 1 [State Guidelines, Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 575-9022

May 31, 2007

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Carol Roos

for PAUL E. MALTZER
Environmental Review Officer

cc: Alice Barkley, Project Sponsor
S. Vellve & J. Battis, Planning Dept.
Susanne Kelly, Attorney at Law
Jorge de Quesada, Architect
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F.

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REMARKS (Continued):

The subject building, a Romantic Revival style single-family dwelling constructed in 1921 has been found to meet the criteria for inclusion in the California Register of Historic Places for its Architecture and representation of the work of a master, Lewis Parsons Hobart, and is therefore considered a historic resource under the California Environmental Quality Act (CEQA). The property is also a contributor, should a potential historic district composed of buildings constructed between 1906 and 1930 within the Presidio Heights neighborhood be proposed. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. Department Preservation staff determined that the proposed addition would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not, therefore, result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HRER) memorandum).¹

The proposed project would consist of several elements:

First, the project includes construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows;

Second, the project includes alteration of the rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which would project approximately 10' from the rear façade, and feature a series of decks at the second, third, and fourth floors, wood siding, and single-pane windows and sliding doors.

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* was based on the following:

1. The proposed addition would be compatible in size and scale with the historic building and all work would be differentiated from the historic building;
2. The proposed addition and decks located to the rear of the building would not remove any character-defining materials and would not be seen from the public right of way; and
3. The addition at the fourth floor (at the roof) level at the front of the property would not detract from the massing and shape of the house and would be distinguished from the historic resource. It would be set behind a tall parapet and would be minimally visible from the public way.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, Historic Resource Evaluation Response for 3424 Jackson Street, May 22, 2007.

As previously described, the proposed project involves an approximately 487-sq ft rear horizontal expansion and a 292-sq ft front addition to an existing approximately 6,510-sq ft single-family dwelling, resulting in an approximately 7,289-sq ft one-unit dwelling. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for an addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft. The project would add approximately 780 sq ft, much less than the allowable 2,500 sq ft, for an increase of about 12 percent, also less than the allowable 50 percent increase in floor area. Therefore, the proposed project is exempt from environmental review under Class 1.

The proposed project at 3424 Jackson Street would not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted in the Historic Resource Evaluation Response memorandum, the area contains a high concentration of buildings that were constructed between 1900-1930, when the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property would not adversely affect a potential historic district.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA, after analyzing the proposed project, Planning Department Preservation staff concluded that it would not result in a substantial adverse change to an historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project is exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 3424 Jackson Street
Block: 971 Lot: 003B
Case No.: 2005.1134E
Date of Review: 5/22/07

Planning Department Reviewer:

Tara Sullivan-Lenane
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PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows;
- The alteration of the non-visible rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which will project approximately 10' from the rear façade, and feature a series of decks at the second, third, and fourth floors, wood siding, and single-pane windows and sliding doors.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

3424 Jackson Street is located between Laurel and Locust Streets in the north portion of the Presidio neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1 (Residential, Single Family) District and a 40-X Height and Bulk District. It is located directly to the south of the Presidio Park.

The area is characterized by two-to-three-story single-family homes, most of which were constructed between 1906 – 1930, with a majority being constructed between 1909-1913 and 1920-

1924. Building styles and ornamentation are in a variety of architectural types such as Romantic Period Revival, French Eclectic, Mediterranean Period Revival, and Eclectic. There are many buildings in the immediate vicinity that were included in the 1976 Citywide Architectural Survey, and there are several buildings in the surrounding area that are in *Here Today*, including 3430 Jackson Street, located directly to the west of the subject property.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1906 - 1930

Notes:

3424 Jackson Street is a single-family detached house constructed in 1921. Designed by Lewis Parsons Hobart in the Romantic Revival style, the house is built in a front-facing "L" plan, with the main body of the house situated on the eastern portion of the lot with a long driveway along the western side terminating at the "L", and due to the sloping lot, has two-stories at the Jackson Street frontage and four-stories at the rear. The building features a plain front façade with a three-bay square-sided bay window at the first floor, with six-over-nine double-hung wood windows, four classical pilasters, a simple metal balconette, two pairs of four-over-four double-hung wood windows at the second floor, and a simple Mission-style decorative parapet, which wraps the visible side facades. The entrance to the house is along the western (side) façade, and features a recessed stair and portico. The visible side facades are share similar details as the front façade – the Mission style parapet, and six-over-six double-hung wood windows. The non-visible rear façade features a stucco finish and an eclectic fenestration pattern.

3424 Jackson Street appears to be eligible as an individual resource to the California Register of Historic Places under Criteria 3 (Architecture), for it embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values. Lewis Parsons Hobart was educated at the Ecole des Beaux-Arts in Paris from 1901-1903, and opened up his architectural practice in San Francisco in 1906. He obtained commissions for several well known office buildings in downtown San Francisco, such as the Commercial Building at 825-833 Market Street (1908) and the Postal Telegraph Building at 22 Battery (1921). He is best known for his design of Grace Cathedral in Nob Hill (1928) Lewis Parsons Hobart was also a prolific designer of residential properties, and 3424 Jackson Street is listed among his commissions.¹ 3424 Jackson Street is a well preserved and highly articulated example of Hobart's classical training applied to the then-current trends in architecture during this time period in San Francisco. In addition, Lewis Parsons Hobart is a nationally-recognized architect and qualifies as a master. Due to these 3424 Jackson Street is

¹ Perry, David. *Encyclopedia of San Francisco*, Hobart, Lewis Parsons entry.
<http://www.sfhistoryencyclopedia.com/articles/h/hobartLewis.html>

eligible for the California Register of Historical Resources as an individual resource under Criterion 3.

In addition to 3424 Jackson Street being eligible as an individual landmark, also appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1906-1930, when this neighborhood was developed for residential housing. There is a continuity of architectural features of the houses and the properties all feature landscape features at the front and sides of the properties. Due to this pattern of development, there is considerable harmony among the houses in the neighborhood. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3424 Jackson Street retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Records indicate that exterior work occurred on the rear façade in 1983, and that several window sashes on the rear façade were replaced. However, due to the fact that there have been few alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 3424 Jackson Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal. The construction of new additions and decks at the rear of the property will not remove any character-defining materials from this façade and will not be visible from the public way. The construction of the addition at the roof will not detract from the massing and shape of the house, and is simply designed so that it is distinguished from the historic resource, yet will not detract from the historic resource. It is set behind a tall parapet and will be minimally visible from the public way, so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 3424 Jackson Street, namely the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

The proposed project at 3424 Jackson Street will not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1900-1930, when

the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature  Acting Date: _____
for Mark Luellen, Preservation Coordinator
N. Moses Corrette

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



2005.1134E 3424 JACKSON STREET

FRONT OF SUBJECT BUILDING



2005.1134E 3424 JACKSON STREET

REAR OF SUBJECT BUILDING



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DATE: July 17, 2007
TO: President Aaron Peskin, and Members of the Board of Supervisors
FROM: Paul Maltzer, Environmental Review Officer – Planning Department
RE: Appeal of the Categorical Exemption for 3424 Jackson Street,
Assessor's Block 0971; Lot 003B
Case No. 2005.1134E

ATTACHMENTS: A – Certificate of Determination of Exemption/Exclusion from Environmental Review
B – Appeal Letter, Howard N. Ellman (June 14, 2007)

HEARING DATE: July 24, 2007

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the issuance of a categorical exemption certificate ("CEQA Determination") for the proposed project at 3424 Jackson Street (the "project") by the Planning Department (the "Department") on May 31, 2007. This response addresses the appeal ("Appeal Letter") to the Board filed on June 14, 2007 by letter from Howard N. Ellman on behalf of Mr. and Mrs. Edward Karkar (the "Appellant"). The Appeal Letter referenced the CEQA Determination issued in Case File No. 2005.1134E in which the Department determined that the project was exempt from environmental review under Title 14 California Code of Regulations ("CEQA Guidelines") Section 15301(e)(1) ("Class 1"). The CEQA Determination and the Appeal Letter are attached to this memorandum as Attachment A and Attachment B, respectively.

The decision before the Board is whether to uphold the Department's decision to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to the Department staff for additional environmental review.

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and, therefore, are exempt from further environmental review under the California Environmental Quality Act (CEQA). In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment and, therefore, are categorically exempt from the requirement for the preparation of further environmental review. As detailed below, Department staff concludes that this project qualifies for a categorical exemption under Class 1. Moreover, the project, which involves alteration of an historic resource, complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* ("Secretary's Standards"), which provides standards for alteration and additions to historic properties.

As described in Attachment A, the proposed project would include the addition of approximately 780 square feet (sq ft) of new habitable space, room repartitions, removal of a rear fire escape, and addition of a new rear egress staircase and three outdoor decks to an existing 6,510-sq ft single-family dwelling constructed in 1921.¹ CEQA

¹ Enlarged ground, first, second, and third floors to the rear would account for 487 sq ft of additional space, and an enlarged fourth floor toward the front of the building would account for an additional 292 sq ft. The three outdoor decks would total 530 sq ft.

Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for an addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft. The proposed project would add approximately 780 sq ft to the existing building, thus the proposed project was found to be exempt from environmental review as provided by CEQA.

Therefore, the Department issued a categorical exemption for the project under Class 1 upon the Department's determination that found the subject property to be a historic resource and concluding that the proposed project would not result in a substantial adverse change to the resource. This determination was summarized in the Historic Resource Evaluation Response (HREER) memorandum dated May 22, 2007, enclosed herewith and attached as a part of the categorical exemption certificate (Attachment A).²

CEQA Guidelines Section 15300.2 directs that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or where the project may cause a substantial adverse change in the significance of an historical resource. As explained and described in the May 31, 2007 Certificate of Determination of Exemption/Exclusion From Environmental Review for the proposed project at 3424 Jackson Street, there are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect, including contributing to any significant cumulative impacts, and the project will not cause a substantial adverse change in the significance of the historic resource. In fact, the project complies with the Secretary *Standards*, which, under CEQA, can be an independent basis for determining that a project should be exempted from further environmental review (CEQA Guidelines Section 15331). Therefore, the proposed project was found to be appropriately categorically exempt from further environmental review under CEQA.

INTRODUCTION

The property at 3424 Jackson Street is located on a rectangular parcel (Assessor's Block 0971; Lot 003B) in the Presidio Heights neighborhood and is bounded by Jackson Street to the south, Locust Street to the west, Presidio Street to the north, and Laurel Street to the east. The depth of the lot is approximately 127-2/3 feet, with a Jackson Street frontage of 35 feet, providing the project site an area of approximately 4,469 sq ft. The subject block face has a legislated front setback requirement of ten feet. Buildings in the neighborhood represent a range of styles and periods and are typically thirty to forty feet in height. Most structures date from between 1906 to 1939. The proposed project, as described within the existing categorical exemption certificate, is the addition of approximately 780 square feet (sq ft) of new habitable space, room repartitions, removal of a rear fire escape, and addition of a new rear egress staircase and three outdoor decks totaling 530 sq ft to a 6,510-sq ft, 35-foot-high, four-story, single-family dwelling constructed circa 1921. The proposed alterations would result in a building approximately 7,289 sq ft in size and 35 feet high with enlarged ground, first, second, and third floors to the rear (adding about 487 sq ft of additional space), and an enlarged fourth floor toward the front of the building (an expansion of 292 sq ft).

CONCERNS RAISED AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Appeal Letter are cited below and are followed by the Department's response. In determining the significance of environmental effects caused by a project, CEQA Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines Section 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall

² Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, Historic Resource Evaluation Response for 3424 Jackson Street, May 22, 2007.

include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.” Based on the Department’s CEQA analysis and evaluation of the concerns that the Appellant has raised, the Department maintains that its categorical exemption determination was appropriate under CEQA and that the Appellant has failed to offer credible evidence to support the basis for its appeal.

The Appellant’s concerns in the June 14, 2007 Appeal Letter may be summarized as follows:

Concern 1: The Department’s CEQA Determination, by “addressing the matter as an issue of historic design ignores the importance of the 3424 Jackson Street house as an example of the work of a person uniquely important to San Francisco’s architectural heritage – a criteria that independently qualifies the house for status as an historic resource.”

Response 1: CEQA Guidelines Section 15300.2(f) provides guidance on this issue and states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource. The Planning Department has established review procedures for historic resources.³ Under these procedures, evaluation of the potential for the proposed project to impact historical resources is a two-step process: the first is to determine whether the property is an “historical resource” as defined in Section 15064.5(a)(3) of the CEQA Guidelines, and if it is an “historical resource,” the second step is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.”⁴ The CEQA Guidelines define “substantial adverse change” as the physical demolition, destruction, relocation, or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.⁵ The CEQA Guidelines go on to define “materially impaired” as work that materially alters, in an adverse manner, those physical characteristics that convey the resource’s historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.⁶ If a property is determined to be an historical resource and the Department’s Preservation Technical Specialist determines that a proposed project would not materially impair the significance of the resource, then the project may be found to be categorically exempt from environmental review if it meets the criteria contained in Article 19 (Categorical Exemptions) of the CEQA Guidelines.

The Department, in the HRER memorandum, found the existing building to be a historic resource on the basis of Criterion 3, Architecture, and concluded that the property at “3424 Jackson St appears eligible as an individual resource to the California Register of Historic Places...for it embodies the distinctive characteristics of a type, period, and method of construction.” The Department then reviewed the proposed modifications to the existing building to assess whether they would materially impair the historic resource. The Department concluded that the proposed changes would not materially impair the resource and affirmed that the proposed project conformed to the Secretary’s *Standard’s* for the reasons that:

1. The proposed addition would be compatible in size and scale with the historic building and all work would be differentiated from the historic building;
2. The proposed addition and decks located to the rear of the building would not remove any character-defining materials and would not be seen from the public right of way; and
3. The addition at the fourth floor (at the roof) level at the front of the property would not detract from the massing and shape of the house and would be distinguished from the historic resource. It would be set behind a tall parapet and would be minimally visible from the public way.

³ City and County of San Francisco Planning Department, *Preservation Bulletin #16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*. Revised 5/5/04.

⁴ California Environmental Quality Act (CEQA) Guidelines, Title 14 California Code of Regulations, Sections 15000 et seq.

⁵ *Ibid.*

⁶ *Ibid.*

Once the Department established that the project would not cause a substantial adverse change to the historic resource, the Department found the project to be exempt from environmental review as a Class 1, existing facilities, project.

The Appellant states that the Department "ignores" 3424 Jackson Street as an important example of a significant architect, Lewis Parsons Hobart. However, the HRER memorandum states that the property "represent[s] the work of a master" and is a "highly articulated example" of his work.⁷ In addition, the Department, in its assessment of the property, recognizes the property as a significant building not only for its association with Hobart, but for its "high artistic values" that qualify it as a grand example of the architect's legacy. The Department thus concurs that the "association with Hobart is a criteria [sic] that independently qualifies the house for status as an historic resource" and states as much within the HRER. The property's association with Hobart is cited, along with the property's recognized embodiment of the "distinctive characteristics of a type, period, and method of construction," as one of two qualifying reasons that the property should be considered architecturally significant, and therefore eligible for inclusion in the California Register of Historic Places.

Concern 2: The Department's CEQA Determination, which found that the project would result in no substantial adverse change to the significance of a historic resource, was based on a finding that the project complied with the Secretary of the Interior's *Standards*. Relying on the approach of finding the project exempt from environmental review on the basis that the proposed changes would be in "Compliance with the Secretary of [the] Interior's Standards constitutes a potential method to mitigate the adverse impacts to an historic resource where the historic attribute is a matter of design. It does not address and cannot mitigate a situation where the house has historic qualities as an example – and a limited one at that – of the work of a person important in the City's past."

Response 2: Appellant's second concern appears to be based on a misunderstanding of the requirements of CEQA. Under CEQA, regardless of the basis for finding a property to be an historic resource (e.g., architectural merit, association with an important person, or, such as here, for both of those reasons), if the project complies with the Secretary of the Interior's *Standards*, it may properly be considered not to have a significant impact on the historic resource. (CEQA Guidelines Sections 15064.5(b)(3) and 15331.) As described on page 2 of the Categorical Exemption and the attached HRER memorandum, the proposed project's addition was found by the Department's Preservation Technical Specialist to be compatible in size and scale with the historic building and all work would be differentiated from the historic building. Further, the proposed addition and decks located at the rear of the building would not remove any character-defining materials, are located on a secondary façade that has undergone several alterations, and would not be seen from the public right of way. The character-defining features that give 3424 Jackson Street significance as a historic resource under CEQA, namely the massing and shape of the building, the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet would not be altered with this proposal. Therefore, as described within categorical exemption and the attached HRER memorandum, the project would not alter the essential character of the building or destroy any historic material.

The Appellant appears to be stating that it is not possible to alter a structure that is considered a historic resource under Criterion 3 without materially impairing its historic status. The Appellant also appears to be stating that the impacts of the proposed project cannot be mitigated. Neither of these statements is correct. The CEQA Guidelines expressly state that projects that comply with the Secretary's *Standards* will have a less than significant impact on the historic resource. (CEQA Guidelines Section 15064.5(b)(3).) It should be noted that, pursuant to CEQA, mitigation measures are imposed to reduce the significant impacts of a project. In this case, a categorical exemption was issued on the basis that the proposed project, as designed, would not have a significant impact on a historic resource (because, among other reasons, the project complies with the Secretary's *Standards*), thus mitigation is not required because the project as proposed will not have a significant adverse impact on the environment.

⁷ Supra note 1.

Concern 3: "If the alteration is carried out in the manner apparently approved by the Planning Commission,⁸ the historic value of the residence as an example of Hobart's work will be destroyed."

Response 3: The Appellant's statement that the proposed project would result in the irreparable loss of a work by a master architect is incorrect. As described on page 2 of the categorical exemption and the attached HRER memorandum, the proposed project's addition was found by the Department's Preservation Technical Specialist to be compatible in size and scale with the historic building and all work would be differentiated from the historic building. Further, the proposed addition and decks, which would be located to the rear of the building, would not remove any character-defining materials and would not be seen from the public right of way. Therefore, as described within the Categorical Exemption and the attached HRER memorandum, the project would not alter the essential character of the building or destroy any historic material. The project complies with the Secretary's *Standards*, which provide guidance and standards for additions to historic resources, and, as such, is properly exempted from further environmental review.

CONCLUSION

For the reasons stated above and in the May 31, 2007 Certificate of Determination, the CEQA Determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemptions. The Department therefore recommends that the Board uphold the Determination of Exemption/Exclusion from Environmental Review and deny the appeal of the CEQA Determination.

⁸ The categorical exemption certificate was in fact issued by the San Francisco Planning Department.

Attachment A

THE END OF THE WORLD



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

1650 Mission
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San Francisco
CA 94103-24

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415.558.63

Project Case No. and Title: 2005.1134E - 3424 Jackson Street

Project Location: 3424 Jackson Street; between Locust and Laurel Streets
Assessor's Block and Lot: Block 0971; Lot 003B
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of approximately 780 square feet (sq ft) of new space, room repartitions, removal of a rear fire escape, and addition of a new rear egress staircase and three decks to a 6,510-sq ft, 35-foot-high, four-story, single-family dwelling constructed circa 1921. The proposed alterations would result in a building approximately 7,289 sq ft and 35 feet high with enlarged ground, first, second, and third floors to the rear (about 487 sq ft of additional space), and enlarged fourth floor toward the front of the building (an expansion of 292 sq ft). The site, on the northern side of Jackson Street, is a rectangular 4,469-sq ft parcel (Assessor's Block 0971; Lot 003B) within the block bounded by Jackson Street to the south, Locust Street to the west, Presidio Street to the north, and Laurel Street to the east. The project site, located in the Presidio Heights neighborhood, is zoned RH-1 (Residential, House - One Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Barkley, 415-356-4600, representing Tracy Leeds and Evan Marwell

EXEMPT STATUS:

☒ X Categorical Exemption, Class 1 [State Guidelines, Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 575-9022

May 31, 2007
Date of Determination:

I do hereby certify that the above
determination has been made pursuant to
State and Local requirements.

Carol Root

for PAUL E. MALTZER
Environmental Review Officer

cc: Alice Barkley, Project Sponsor
S. Vellve & J. Battis, Planning Dept.
Susanne Kelly, Attorney at Law
Jorge de Quesada, Architect
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F.

REMARKS (Continued):

The subject building, a Romantic Revival style single-family dwelling constructed in 1921 has been found to meet the criteria for inclusion in the California Register of Historic Places for its Architecture and representation of the work of a master, Lewis Parsons Hobart, and is therefore considered a historic resource under the California Environmental Quality Act (CEQA). The property is also a contributor, should a potential historic district composed of buildings constructed between 1906 and 1930 within the Presidio Heights neighborhood be proposed. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. Department Preservation staff determined that the proposed addition would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not, therefore, result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HRER) memorandum).¹

The proposed project would consist of several elements:

First, the project includes construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows;

Second, the project includes alteration of the rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which would project approximately 10' from the rear façade, and feature a series of decks at the second, third, and fourth floors, wood siding, and single-pane windows and sliding doors.

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* was based on the following:

1. The proposed addition would be compatible in size and scale with the historic building and all work would be differentiated from the historic building;
2. The proposed addition and decks located to the rear of the building would not remove any character-defining materials and would not be seen from the public right of way; and
3. The addition at the fourth floor (at the roof) level at the front of the property would not detract from the massing and shape of the house and would be distinguished from the historic resource. It would be set behind a tall parapet and would be minimally visible from the public way.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, Historic Resource Evaluation Response for 3424 Jackson Street, May 22, 2007.

As previously described, the proposed project involves an approximately 487-sq ft rear horizontal expansion and a 292-sq ft front addition to an existing approximately 6,510-sq ft single-family dwelling, resulting in an approximately 7,289-sq ft one-unit dwelling. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for an addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft. The project would add approximately 780 sq ft, much less than the allowable 2,500 sq ft, for an increase of about 12 percent, also less than the allowable 50 percent increase in floor area. Therefore, the proposed project is exempt from environmental review under Class 1.

The proposed project at 3424 Jackson Street would not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted in the Historic Resource Evaluation Response memorandum, the area contains a high concentration of buildings that were constructed between 1900-1930, when the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property would not adversely affect a potential historic district.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA, after analyzing the proposed project, Planning Department Preservation staff concluded that it would not result in a substantial adverse change to an historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project is exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 3424 Jackson Street
Block: 971 Lot: 003B
Case No.: 2005.1134E
Date of Review: 5/22/07

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Alice Suet Yee Barkley, Esq.
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Address: 121 Spear Street, Suite 200
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Phone: 415-356-4600
Fax: 415-356-3888
Email: barkley@luce.com

Owner

Name: Tracy Leeds & Evan Marwell
Company:
Address: 2740 Divisadero Street
San Francisco, CA 94123
Phone: 415-567-6555
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows;
- The alteration of the non-visible rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which will project approximately 10' from the rear façade, and feature a series of decks at the second, third, and fourth floors, wood siding, and single-pane windows and sliding doors.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

3424 Jackson Street is located between Laurel and Locust Streets in the north portion of the Presidio neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1 (Residential, Single Family) District and a 40-X Height and Bulk District. It is located directly to the south of the Presidio Park.

The area is characterized by two-to-three-story single-family homes, most of which were constructed between 1906 – 1930, with a majority being constructed between 1909-1913 and 1920-

1924. Building styles and ornamentation are in a variety of architectural types such as Romantic Period Revival, French Eclectic, Mediterranean Period Revival, and Eclectic. There are many buildings in the immediate vicinity that were included in the 1976 Citywide Architectural Survey, and there are several buildings in the surrounding area that are in *Here Today*, including 3430 Jackson Street, located directly to the west of the subject property.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1906 - 1930

Notes:

3424 Jackson Street is a single-family detached house constructed in 1921. Designed by Lewis Parsons Hobart in the Romantic Revival style, the house is built in a front-facing "L" plan, with the main body of the house situated on the eastern portion of the lot with a long driveway along the western side terminating at the "L", and due to the sloping lot, has two-stories at the Jackson Street frontage and four-stories at the rear. The building features a plain front façade with a three-bay square-sided bay window at the first floor, with six-over-nine double-hung wood windows, four classical pilasters, a simple metal balconette, two pairs of four-over-four double-hung wood windows at the second floor, and a simple Mission-style decorative parapet, which wraps the visible side facades. The entrance to the house is along the western (side) façade, and features a recessed stair and portico. The visible side facades share similar details as the front façade – the Mission style parapet, and six-over-six double-hung wood windows. The non-visible rear façade features a stucco finish and an eclectic fenestration pattern.

3424 Jackson Street appears to be eligible as an individual resource to the California Register of Historic Places under Criteria 3 (Architecture), for it embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values. Lewis Parsons Hobart was educated at the Ecole des Beaux-Arts in Paris from 1901-1903, and opened up his architectural practice in San Francisco in 1906. He obtained commissions for several well known office buildings in downtown San Francisco, such as the Commercial Building at 825-833 Market Street (1908) and the Postal Telegraph Building at 22 Battery (1921). He is best known for his design of Grace Cathedral in Nob Hill (1928). Lewis Parsons Hobart was also a prolific designer of residential properties, and 3424 Jackson Street is listed among his commissions.¹ 3424 Jackson Street is a well preserved and highly articulated example of Hobart's classical training applied to the then-current trends in architecture during this time period in San Francisco. In addition, Lewis Parsons Hobart is a nationally-recognized architect and qualifies as a master. Due to these 3424 Jackson Street is

¹ Perry, David. *Encyclopedia of San Francisco*, Hobart, Lewis Parsons entry.
<http://www.sfhistoryencyclopedia.com/articles/h/hobartLewis.html>

eligible for the California Register of Historical Resources as an individual resource under Criterion 3.

In addition to 3424 Jackson Street being eligible as an individual landmark, also appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1906-1930, when this neighborhood was developed for residential housing. There is a continuity of architectural features of the houses and the properties all feature landscape features at the front and sides of the properties. Due to this pattern of development, there is considerable harmony among the houses in the neighborhood. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3424 Jackson Street retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Records indicate that exterior work occurred on the rear façade in 1983, and that several window sashes on the rear façade were replaced. However, due to the fact that there have been few alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource; whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 3424 Jackson Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal. The construction of new additions and decks at the rear of the property will not remove any character-defining materials from this façade and will not be visible from the public way. The construction of the addition at the roof will not detract from the massing and shape of the house, and is simply designed so that it is distinguished from the historic resource, yet will not detract from the historic resource. It is set behind a tall parapet and will be minimally visible from the public way, so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 3424 Jackson Street, namely the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 3424 Jackson Street will not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1900-1930, when

the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature  Acting _____ Date: _____
for Mark Luetten, Preservation Coordinator
N. Moses Corrette

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File





2005.1134E 3424 JACKSON STREET

FRONT OF SUBJECT BUILDING



2005.1134E 3424 JACKSON STREET

REAR OF SUBJECT BUILDING

Attachment B



ELLMAN BURKE HOFFMAN & JOHNSON

A PROFESSIONAL LAW CORPORATION

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June 14, 2007

VIA MESSENGER

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Plaza
Room 244
San Francisco, CA 94102-4689

Re: Planning Department Nos. 2005.1134E – 3424 Jackson Street – Addition to
Historic Structure

Honorable Board Members:

We appeal the Planning Department's Certification of a Categorical Exemption for the proposed addition to 3424 Jackson Street, on Design Review at a hearing on June 7, 2007. Mr. Karkar and his wife reside at 3430 Jackson, directly adjoining 3424 Jackson and they will be profoundly impacted by the alterations proposed.¹ 3424 Jackson is an historic home designed by Lewis Parsons Hobart. We submit that the proposed project will have a significant adverse impact on an admitted historic resource, associated with a person profoundly important to the City's architectural heritage – and therefore is not eligible for a categorical exemption, but rather must be considered in an Environmental Impact Report ("EIR") prepared in accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000 *et seq.*

The proposed project, as disclosed in the Staff report, involves substantial demolition and alteration of the home's rear façade on the first through fourth floors, the construction of an addition that would protrude approximately 10' from the home's existing rear façade reaching up all four floors, and the addition of three new decks coming off the expanded rear facade. The proposed project would add 487 square feet of new enclosed space to the rear of the home and 3 decks totaling 530 square feet, also at the rear of the home.²

¹ The Planning Commission granted Design Review on a request by Mr. Karkar and several other neighbors, mandated a series of changes to the proposed project in open meeting and then approved the project as changed, directing Staff to implement its wishes. Staff asked the applicant's architect to propose a plan to carry out that purpose. No such plan has yet been prepared for submission to Staff, as of this writing. The circumstances make it difficult if not impossible to determine the nature and attributes of the final plan. It is clear, however, that the revised plan, if implemented, will profoundly change the house at 3424 Jackson.

² Despite the fact that full extent of the changes mandated won't be known, it is clear that the Planning Commission authorized significant changes to 3424 Jackson house that will profoundly alter its character.

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Board of Supervisors

June 14, 2007

Page 2

On June 7, 2007, the Planning Commission determined that the Project is eligible for Class 1 Categorical Exemption from the CEQA.³ Specifically, the Commission determined that the project is eligible under CEQA Guidelines, §§ 15301(e)(1), which exempts from environmental review additions to existing structures so long as the addition does not exceed 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. We submit that use of the Class 1 exemption, or any exemption for that matter, is not appropriate given the particularly valuable historic status of the home and the significant adverse impact the project would have, fundamentally altering its character.

Under Section 21080 of the Public Resources Code and Section 15300 *et seq.* of the CEQA Guidelines, certain types of listed projects are generally – although not always – “exempt from . . . preparation of environmental documents” because, as a class, “they have been determined not to have a significant effect on the environment.” CEQA Guidelines § 15300. However, because a categorical exemption deprives the decision-maker and the public of any CEQA review whatsoever, the limited categorical exemptions, including Class 1 exemptions (existing facilities), are subject to a number of important exceptions. CEQA Guidelines § 15300.2. Here, any exemption would be inappropriate in light of CEQA Guideline § 15300.2(f), which states that a categorical exemption “**shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**” (15300.2(f)).

Public Resources Code § 21084.1 defines “historical resource” to include all sites or structures determined to be eligible for listing on the California Register of Historical Resources (“CRHR”). CEQA Guidelines state that generally a resource “shall” be considered historically significant if it qualifies for listing on the CRHR under Public Resources Code § 5024.1. See CEQA Guidelines § 15064.5(a)(3). Thus, a resource may be listed if it meets one of four criteria that include a site: (i) associated with the lives and persons important in our past; or (ii) embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of an important creative individual....” Pub. Res. Code § 5024.1. The Guidelines also provide that a lead agency may find that “any object, building, structure, area, place, record, or manuscript” is historically significant or significant in the “cultural annals of California.” CEQA Guidelines § 15064(a)(3).

The Categorical Exemption and the attached Historical Resource Evaluation Response (“HRER”)⁴ memorandum acknowledge that 3424 Jackson Street qualifies as an historic resource based upon its significance as a Lewis Parsons Hobart design. Hobart is a “nationally-recognized architect and qualifies as a master.”⁵ His creations include Grace Cathedral, Mills

³ A copy of the Certification of Determination of Exemption/Exclusion from Environmental Review is included as Attachment 1.

⁴ A copy of the HRER Memo is included in Attachment 1.

⁵ HRER Memo at 2.

Board of Supervisors
June 14, 2007
Page 3

Tower, The Bohemian Club, and a host of other commercial buildings, including the Commercial Building at 825-833 Market Street and the Postal Telegraph Building at 22 Battery Street.⁶ He designed a limited number of residences in the City of San Francisco – including 3424 Jackson Street.⁷ It is difficult to imagine an architect who has had a more profound effect upon the built environment and the architectural heritage of the City and County of San Francisco.

The Categorical Exemption and HRER memorandum also acknowledged that 3424 Jackson Street constitutes a well preserved architectural example of Hobart's work that retains a high degree of integrity due to, in large part, the limited modifications made to the structure since it was constructed in 1921. Specifically, pages 2-3 of the HRER memo concludes the home:

- “embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values.”
- “is a well preserved and highly articulated example of Hobart's classical training applied to the then-current trends in architecture during this time period in San Francisco.”
- “retains a high degree of integrity, **having undergone few exterior alterations during its lifetime**. Record indicate that exterior work occurred on the rear façade in 1983, and that several window sashes on the rear façade were replaced. However, due to the fact that there have been few alterations to the building, it retains a high degree of integrity of location, design, materials, workmanship, setting, feeling and association.”

The Categorical Exemption treats the matter as though it were one of *design* and *architectural value* by concluding that the alterations would conform to the Secretary of Interior's Standards for Treatment of Historic Properties (and therefore no environmental review is warranted).⁸ Wholly apart from the fact that CEQA Guidelines § 15300.2(f) leave little or no room for such a determination, addressing the matter as an issue of historic design ignores the importance of the 3424 Jackson Street house as an example of the work of a person uniquely important to San Francisco's architectural heritage – a criteria that independently qualifies the house for status as an historic resource.

Compliance with the Secretary of Interior's Standards constitutes a potential method to mitigate the adverse impacts to an historic resource where the historic attribute is a matter of

⁶ *Id.*

⁷ Hobart designed the residence at 3424 Jackson Street for Mr. and Mrs. Ernest L. McCormick, prominent socialites listed in the San Francisco Blue Book directory of 1924 and the San Francisco Social Registry of 1927. Mr. McCormick's prominence would arguably be sufficient to qualify the residence for CRHR listing by itself, even without the Hobart association.

⁸ Categorical Exemption at 2.

Board of Supervisors

June 14, 2007

Page 4

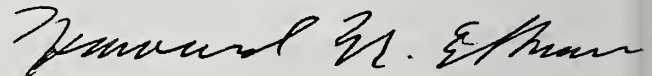
design. It does not address and cannot mitigate a situation where the house has historic qualities as an example – and a limited one at that – of the work of a person important in the City's past.

If the alteration is carried out in the manner apparently approved by the Planning Commission, the historic value of the residence as an example of Hobart's work will be destroyed. One of the key factors supporting the historic status of 3424 Jackson Street is that it has undergone relatively few exterior alterations during its lifetime and that it retains a high degree of the integrity of the initial work. HRER Memo at 3. The proposed project would permanently alter these critical historic attributes.

Accordingly, the approvals with respect to 3424 Jackson Street should be rescinded pending compliance with Pub. Res. Code § 21084.1 to address the historic resources issues in accordance with CEQA.

Respectfully Submitted,

Ellman Burke Hoffman & Johnson,
a Professional Corporation



By Howard N. Ellman
Attorneys for Mr. and Mrs. Edward
Karkar

cc: Board of Supervisors
Ms. Sara Vellve, Planning Department
Mr. Edward Karkar
Mr. Jorge DeQuesada
Neil D. Eisenberg, Esq.



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0336E – 70 Douglass Street

Project Location: 70 Douglass Street; at 17th Street
Assessor's Block and Lot: Block 2625; Lot 007A
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves the restoration of and garage addition to an existing two-story, four-bedroom, 2,196-square foot (sq ft) single-family dwelling constructed pre-1900, and construction of a new three-story, four-bedroom, 2,196-sq ft single-family home with off-street parking for two vehicles. The existing structure is 25 feet high and set back 67 feet from the front edge of the lot line fronting Douglass Street with no off-street parking. The proposed building would be about 40 feet high and built to the edge of the Douglass Street lot line, forming an approximately 830-sq ft courtyard between the two buildings that measures 34 feet or 25 percent of the depth of the lot. A 448-sq ft two-car garage and dwelling entryway would be added to the rear of the existing structure along the edge of the Ord Street lot line. The site (Assessor's Block 2625, Lot 007A), on the western side of Douglass Street, is an irregularly-shaped

(Continued on reverse side.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Joel Karr, 415 431-0300

EXEMPT STATUS:

☒ X Categorical Exemption, Class 1 and Class 3 [CEQA State Guidelines, Sections 15301(e)(1) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 575-9022

6/8/07
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Joel Karr, Project Sponsor
S. Middlebrook & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board & M.D.F

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.

JUN 12 2007

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NATURE AND PURPOSE OF PROJECT (Continued):

3,693-sq ft through lot within the block bounded by Douglass Street to the east, 17th Street to the south, and Ord Street to the west. As a dead-end street, the block has no northern street boundary. The project site, located in the Upper Market neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X height and bulk district. The project would require a variance from the rear yard requirement for the existing building and each building would be subject to its own building permit application.

REMARKS (Continued):

As part of its determination as to whether the proposed project qualifies for an exemption from environmental review as provided by the California Environmental Quality Act (CEQA), the Planning Department considered whether the proposed project would result in an impact to a historic resource.

The circa 1885 building on the project site is a two-story Italianate three-bay single-family residential building, which, according to the Department's Historic Resource Evaluation Response (HRER) memorandum, has retained its "form, massing, and much of the architectural detailing on the side elevations." Preservation staff found the building to be both a contributor to a potential historic district and eligible for listing on the California Historic Register for its association with the early settlement of the Eureka Valley neighborhood as well as for its architecture and remaining architectural detailing. The Planning Department has therefore determined the property at 70 Douglass to be a historic resource.¹

Planning Department Preservation staff then assessed whether the proposed project, which would include foundation and structural repairs, façade siding and decorative ornamentation restoration, as well as the addition of 448-sq ft two-car garage and dwelling entryway to the rear of the property, would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed addition would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards for the Treatment of Historic Properties)* and would not result in an adverse impact to a historic resource.²

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* (including Standards 1, 3, 5, 6, 9, and 10) was based on the following:

1. The proposed project would rehabilitate the existing structure, and would continue to utilize the structure as a residential building;
2. The restoration of the existing building would include preservation and rehabilitation of significant remaining architectural features. These features along with historic photographs would serve as guidance where missing architectural elements require

¹ Memorandum from Sophie Middlebrook, Preservation Resource Specialist, Historic Resource Evaluation Response for 70 Douglass Street, March 30, 2007.

² Ibid.

replacement. Restoration of the existing building would also include removal of aluminum siding from the Douglass Street elevation and re-cladding in wood siding, which would restore a distinctive feature that characterizes the building; and

3. Deteriorated historic features of the existing building would be repaired rather than replaced. The proposed new building fronting Douglass Street would be compatible with both the existing building and the neighborhood as a whole. The proposed addition to the existing building would be at the rear of the building facing Ord Street. If the addition were removed in the future, the essential form and character of the historic building would remain.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not result in a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the CEQA criteria for exemption from environmental review under Class 1 and Class 3.

As previously described, the proposed project would involve the restoration of and 448-sq ft garage addition to a pre-1900 one-family Italianate dwelling. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in the addition of 50 percent of gross floor area or 2,500 sq ft, whichever is less. The proposed project would result in an increased area of 448 sq ft, less than 50 percent of the existing building's 2,196 sq ft. Therefore, the proposed garage addition would be exempt under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence in a residential zone. The proposed project would also entail construction of a new three-story, four-bedroom, 2,196-sq ft single-family home with off-street parking for two vehicles. The addition of a new single-family home, as proposed, would be in keeping with the type of use, density, and scale characteristic of the neighborhood. The proposed project would result in two homes on a shared lot, which would comply with the applicable zoning designation that allows for two residential units per lot. Therefore, the proposed construction would be exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

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INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 70 Douglass Street
Block: 2625 Lot: 007A
Case No.: 2005.0616E
Date of Review: March 30, 2007

Planning Department Reviewer:

Sophie Middlebrook
(415) 558-6372
Sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Joel M. Karr
Company: Group 41, Inc.
Address: 3904 17th Street
Phone: 415-437-0300
Fax:
Email: joel@group41inc.com

Owner

Name: Joel Karr / Thomas Tashjian
Company:
Address: 3904 17th Street
Phone: 415-431-4360
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposed project involves the restoration of an existing two-story, four-bedroom, 2,196-square foot single-family dwelling constructed in the late nineteenth century, and the construction of a new three-story, four-bedroom, 2,196-sq ft single-family home with off-street parking for two vehicles. The existing structure is 25 feet high and set back 67 feet from the front edge of the lot line fronting Douglass Street with no off-street parking. The new building proposed for the front of the lot would measure approximately 40 feet in height and would be built to the front property line on Douglass Street, forming an 830-sq ft courtyard between the two buildings. The two buildings would be separated by a mid-block open space measuring approximately 35 feet in length. The project also includes a proposed addition of a 448-sq ft two-car garage and reconfigured dwelling entrance to the rear of the existing house, oriented toward Ord Street.

Pre-Existing Historic Rating / Survey

The existing structure on the lot is not a rated building, and has not been included on the National Register, nor has it been listed on the California Register. The subject building appears to be one of the earliest buildings constructed in the surrounding area, and may be individually eligible for the California Register.

Historic District / Neighborhood Context

Based on an investigation of historic Sanborn fire insurance maps, historic photographs, early maps, and newspaper articles, it appears that the subject building was one of the earliest single-family dwellings constructed in the neighborhood. Photographs and Sanborn maps show that the area was sparsely developed and included farmland in the late nineteenth century, but that by the early twentieth century (approximately 1905) the existing pattern of subdividing large lots and increased development had been established. The subject building is not located in a designated historic district; however, the area may be a potential historic district. At this time, the building stock in the immediate area has not been fully surveyed; however, it appears that potential district would center around buildings constructed in the early twentieth century with a focus on buildings constructed immediately after the 1906 earthquake.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject building appears to be eligible for the California Register based on its association with events significant to local history. Criterion 1 of the California Register reads:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building is one of the earliest structures constructed as part of the residential development of the Eureka Valley neighborhood. Spring Valley water records indicate that the building had been constructed by 1886, when the water service was connected at the property. Photographs and Sanborn maps show that the neighborhood was only sparsely developed by 1886, but that by 1906 the neighborhood was far more densely populated. A number of those early twentieth century buildings remain today.

In addition, the subject building appears to be eligible for the California Register based on its architecture and remaining architectural detailing. Criterion 3 of the California Register Eligibility Criteria reads:

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a three-bay, wood frame Italianate building clad in wood and aluminum siding. The building has a pitched roof concealed behind a false front parapet, and has a distinctive two-story bay window on the front elevation. The primary entrance is recessed, with decorative paneling that remains surrounding the door. The details, form, and massing of the building are typical of Italianate buildings that date to the late nineteenth century.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As one of the oldest surviving buildings in the Eureka Valley neighborhood, the building retains its form, massing, and much of the architectural detailing on the side elevations. While the location, setting, and many of the materials remain, much of the feeling and association has eroded over time as lots have been subdivided, residential density has increased, and architectural details were removed or concealed.

Architectural details that remain and help to convey the significance of the building include: the cornice supported by brackets, the recessed entrance and entrance trim on the Douglass Street elevation, wood double hung windows with ogee lugs on the primary and side elevations, decorative wood hoods over windows on the north elevation, coved wood siding on the side elevations. As noted above, although the primary elevation has been covered in aluminum siding and decorative elements have been removed from

the Douglass Street elevation, sufficient form and massing remain to convey the subject building's architectural significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed project, revised in January, 2007, includes the preservation of the existing structure according to the Secretary of the Interior's *Standards and Guidelines for the Rehabilitation of Historic Properties*. Specifically, the proposed project meets the following *Standards*:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate the existing structure, and will continue to utilize the structure as a residential building.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features, and does not propose to add new features based on unsubstantiated conjecture.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate remaining significant architectural features. The project proposal includes removing the existing aluminum siding from the Douglass Street elevation and re-cladding the building in wood siding, thus restoring a distinctive feature that characterizes the building.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and – where possible – materials. Replacement of missing features will be substantiated by documentary and physical evidence.

As noted above, many of the architectural details remain on the north elevation. The remaining original architectural elements will be used as a guide when creating replacement elements to be used on the Douglass Street elevation. In addition, documentary sources such as historic photographs will be used when missing architectural elements require replacement.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition at the rear of the subject building will be compatible in size and scale with the existing building. In addition, all work will be differentiated from the original. The proposed new structure at the front of the lot will be set-in from the north property line to provide a view from Douglass Street to the existing historic structure. The proposed new construction at the front of the lot will be compatible in size, scale, massing, and materials with both the existing historic building and the character of the neighborhood.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition to the existing subject property is located at the rear of the building and will be oriented toward Ord Street. If the addition were removed in the future, the essential form and character of the historic building would remain intact.

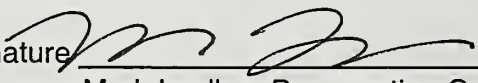
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Character-defining features of the property include: the cornice supported by brackets, the recessed entrance and entrance trim on the Douglass Street elevation, wood double hung windows with ogee lugs on the primary and side elevations, decorative wood hoods over windows on the north elevation, coved wood siding on the side elevations. All alterations to the building must comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties* in order to avoid a significant adverse effect.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

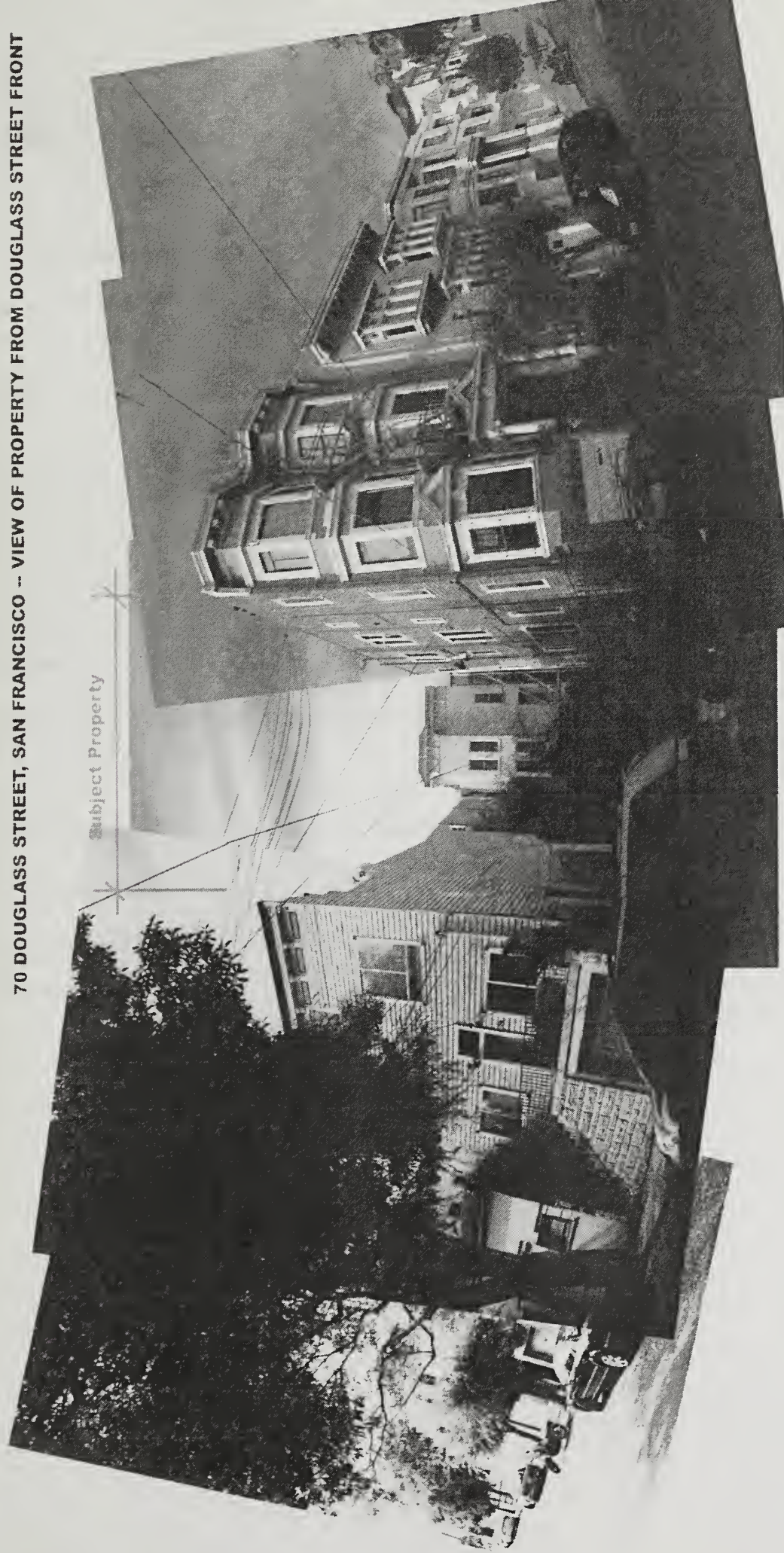
PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-5-07

Cc Virna Byrd, MEA
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board

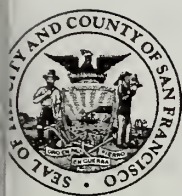
70 DOUGLASS STREET, SAN FRANCISCO -- VIEW OF PROPERTY FROM DOUGLASS STREET FRONT



Subject Property



8
9
/17



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1303E – Demolition and Construction of Two-Unit Residential Building
Location: 77 Oakwood Street
Block/Lot 3587/059
City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The project site is located at 77 Oakwood Street (Assessor's Block 3587, Lot 059) on an approximately 2,709-square-foot lot. The property is located on the east side of Oakwood Street on a block bounded by Guerrero, Dolores, 18th and 19th Streets in the Mission neighborhood. Oakwood is a small neighborhood street that bisects 18th Street to the north and 19th Street to the south. The existing parcel includes a 1,245-square-foot, 1^{1/2}-story, one-unit residence with two off-street parking spaces, constructed in 1906. The proposed project would demolish the existing single-family residence and construct a new four-story, 3,724 square-foot, two-unit building with a four-car ground-level garage. The project site is located in the RH-2 (Residential House, Two Family) use district and within a 40-X Height and Bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Kevin Cheng, Representative

Telephone: (415) 307-4376

EXEMPT STATUS:

☒ Categorical Exemption; Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS: See reverse side.

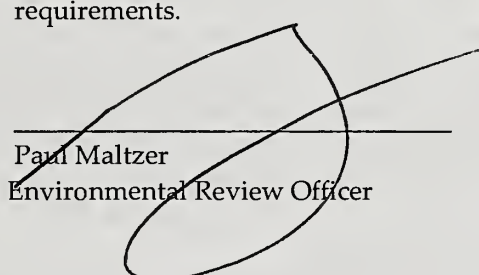
Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 11, 2007


Paul Maltzer
Environmental Review Officer

cc: Kevin Cheng, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty
Sue Hestor

Bulletin Board
M.D.F.
Exemption / Exclusion File
Historical Preservation List

DOCUMENTS DEPT.

JUN 12 2007

REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing residential structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA). The project site is located on Oakwood Street in the western portion of the Mission neighborhood, a half block east of Dolores Park. Oakwood Street and the surrounding area are characterized by residential buildings constructed in the very early 20th century, after the earthquakes and fires of 1906, in Greek and Mediterranean Revival styles.

As described in the Historic Resource Evaluation (HRE)¹, the existing building was built in 1906 and is not included on any historic surveys. Sanborn Fire Insurance maps show an empty lot in 1900, but by 1905 that lot contained a building with a similar footprint to that of the existing building. The location of the subject property was in an area of San Francisco that was completely destroyed by the fire of 1906. The information submitted by the project sponsor suggests that the original building, constructed in 1903, was destroyed, and that a similar building was rebuilt on the lot in late 1906 or early 1907. Changes to the exterior of the structure have been extensive and the exact dates of the alteration are unknown. The changes were more than likely made between 1914 and 1938, therefore not during the post-earthquake Reconstruction Period, which is generally considered to have ended by 1913.

The subject building is not in a recognized historic district; however, the area is within a district associated with buildings constructed in the early 20th century, just after the earthquakes and fires of 1906, and may be considered a potential historic district. Although the building has an identified architectural style associated with infill construction in the area, it does not fall within the recognized period of significance for the potential historic district and it is not considered a contributor to the potential historic district. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed construction of the new residential building would include a four-story, 3,724 square-foot, two-unit residence with a four-car ground-level garage. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of a new two-unit residential building is exempt from environmental review under Class 3.

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. December 12, 2006. (See Attached).



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COMMISSION CALENDAR INFO: 558-6422
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SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 77 Oakwood Street
Block: 3587 Lot: 059
Case No.: 2006.1303E
Date of Review: December 12, 2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond Street, #330
San Francisco, CA 94131
Phone: (415) 337-5824
Fax:
Email: tim@timkelleyconsulting.com

Owner

Name: Kevin Cheng
Company: 77 Oakwood, LLC.
Address: 3343 21st Street
San Francisco, 94131
Phone: (415) 307-4376
Fax: (415) 858-2529
Email: kevinwucheng@hotmail.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to demolish the existing 1 ½ story, single unit building with two off-street parking places, and to construct a new 4 story, two-unit residence with 4 off-street parking places. Full plans have not been submitted to the planning department, but the proposed project will utilize the maximum buildable envelope allowed under the RH-2 Zoning and the Residential Design Guidelines.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys. The County Assessor records indicate that the building was constructed in 1903. Information submitted by the project sponsor suggests that the building was destroyed in the earthquake and fires of 1906, and that it is possible that the existing building on the site is similar in size and footprint to the original, but that it was constructed just after the earthquake. The building is not in a recognized historic district; however, the area is within a district associated with post-earthquake reconstruction, and may be considered a potential historic district. While the subject building is of an identified architectural style associated with infill construction in the area, it does not fall within the identified period of significance for the potential historic district, nor is it considered a contributor to the potential historic district.

Historic District / Neighborhood Context

The subject property is located in the Mission District on Oakwood Street, a small street bounded by 18th and 19th Streets to the north and south, and Guerrero and Dolores Streets to the east and west. Oakwood Street and the surrounding area are characterized by buildings constructed in the very early 20th century, just after the earthquake and fires of 1906, in Greek and Mediterranean Revival styles. Of the twenty-one properties on this block of Oakwood Street, five were constructed prior to 1913, and therefore considered Category "B" buildings for the purposes of CEQA. By far the most concentrated period of development on the block appears to have been during the first quarter of the twentieth century; 12 of the buildings, over half of the block, were constructed between 1903 and 1924. In general, the block is comprised of 2 and 3 story residential buildings with garages at street level.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: There has been no record of any permit issued for the building's construction. Sanborn Fire Insurance maps show an empty lot in 1900, but by 1905 the lot has a building with a similar footprint to that of the existing building. Since this area of San Francisco was nearly completely destroyed by the fire of 1906, the project sponsor suggests that the original building, constructed in 1903, was destroyed, and that a very similar building was rebuilt on the lot late in 1906 or early 1907.

The building is a one and half story single family dwelling over a raised basement and garage. The building is constructed as a square with a projecting rear porch. The street-facing elevation of the building is clad in stucco with wood siding on the secondary side and rear elevations. Distinctive elements of the primary elevation are the parapet, with a center gable and castellated ends, the symmetrical fenestration pattern with a small pair of double hung, nine over one, wood windows centered in the roof gable, and two pairs of wood windows (also double hung, nine over one) at the first story. The recessed main entry door has divided lites that echo the pattern established in the lites of the existing, original windows.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	materials,	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

As noted above, the existing building on the lot may have been constructed just after the earthquake and fire of 1906 and may have been built at a very similar scale and footprint as that of the original building constructed in 1903. The finding that the subject building is not the original building, however, is not conclusive. Research into both the Sanborn Fire Insurance maps and an investigation of the physical fabric of the structure both indicated that a substantial alteration was made to the subject building's primary, street-facing elevation sometime after 1914, and before 1950. It appears that an addition was added to the front and primary elevation of approximately 6 feet in depth. A full height seam, from ground level to the upper story, is visible on the horizontal siding, which provides physical evidence of the addition; the addition is also visible on the Sanborn Map as an increase in the building's footprint. The only existing permit for the structure on record dates to March, 1938, for alterations to the garage doors. It is likely that the garage was added to the building at the time that the major alterations to the front elevation were made, and therefore sometime between 1914 and before 1938, when the garage was in place and required alterations.

The criteria for integrity of the subject building were measured against the existing, visible, street facing building façade. Changes to the exterior of the structure have been extensive, and although the exact date of the alteration is not known, it was likely made between 1914 and 1938, and therefore not during the post-earthquake Reconstruction Period, which is generally considered to have ended by 1913.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|---|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2)
☐ Category B
☐ Category C |
|---|--|---|

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

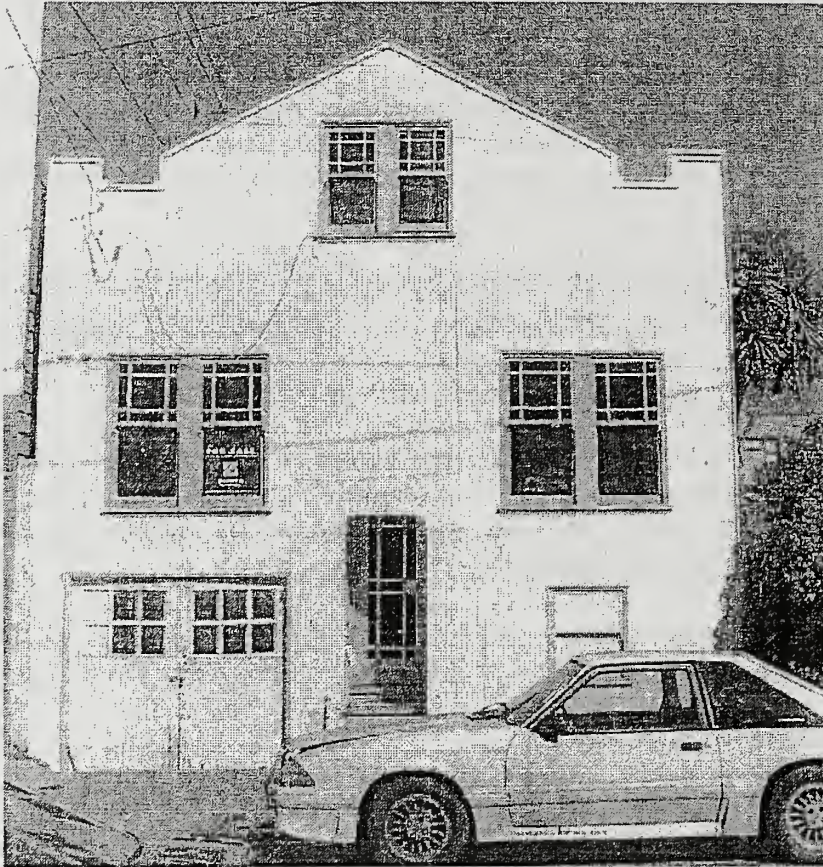
Notes: It does not appear that the proposed project will have an adverse effect on off-site historical resources. The design of the new construction, however, should meet all Residential Design Guidelines. In addition, if there is a historic district identified in the area in which the subject building is located, new construction should be compatible in scale, form, massing, and detail with the character-defining features of the district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 12-13-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, Southwest Quadrant





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0608E-445 Wawona Street-Construct Eight Single Family Residences
Location: Wawona Street and 15th Avenue - Block 2540, Lot 008
City & County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The project site is located at the intersection of Wawona Street and 15th Avenue on the block bounded by 19th Avenue and Sloat Boulevard in the West Portal Neighborhood (Assessor's Block 2540, Lots 93-100). The project site was subdivided from the 532,738 square-foot (12.23-acre) Arden Wood property (Assessor's Block 2540, Lot 8) in 2006, creating nine new lots. Eight of the newly created lots would each contain approximately 4,000 to 4,560 square-feet, and are proposed for development. The ninth lot consists of the remaining 500,178 square-foot (11.48-acre) Arden Wood property, which is occupied by the existing 119,000 square-foot non-medical residential nursing care facility built in 1929 and surrounding private landscaped grounds. Seven of the eight newly created residential lots would front 15th Avenue and would each be approximately 4,000 square-feet in size; the remaining lot, facing Wawona Street, would be approximately 4,560 square-feet in size. The project site, containing the eight newly created lots, totals approximately 32,560 square-feet (0.75-acre). No changes are proposed for the Arden Wood residential care facility. The project site is currently vacant open space with the exception of a greenhouse/storage structure, which would be demolished as part of the project. The eight proposed 3,760 square-foot, three-story, 35-feet high detached residential units would each contain below-grade two-car garages. The project site is located within the RH-1(D) (One-Family, Detached Dwellings) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Mark Nelson (415) 923-9868, representing Arden Wood, Inc. Project Sponsor

EXEMPT STATUS:

☒ Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

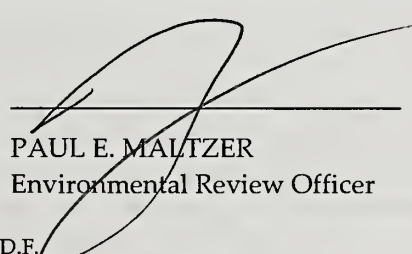
Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

6/12/07


PAUL E. MALTZER
Environmental Review Officer

cc: Mark Nelson, Project Contact
Delvin Washington, SW Quadrant Team Leader
Supervisor Sean Elsbernd, District 7
Bulletin Board

M.D.F.
Exemption/Exclusion File
Historical Distribution List
Distribution List

DOCUMENTS DEPT.

JUN 14 2007

Remarks: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The following discussion indicates that the proposed project would not have a significant effect on the environment.

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Single-family residential buildings are the established land uses throughout the area, with adjacent multi-unit residential and mixed-use buildings in the nearby West Portal NC-D along West Portal Avenue. The proposed project lies within a 40-X height and bulk district and within an RH-1(D) zoning district. The proposed detached single-family residences are the principally permitted uses in the RH-1(D) zoning district. Under Planning Code Section 206.1, RH-1(D) zoning districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35-feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas. Proposed at approximately 35-feet in height, the project would comply with the RH-1(D) 40-X height and bulk district. Under Planning Code Section 261(c)(1), RH-1(D) 40-X height and bulk district limit buildings to 30 feet at the front lot line or, where the lot is subject to a legislated setback line or required front setback and shall increase at an angle of 45 degrees from the horizontal toward the rear of the lot until the height limit 40-foot height limit is reached. The proposed eight new single-family residences are proposed to be 30-feet above grade at the front lot line or setback of each building and would not exceed 35-feet in height at the rear of the buildings. Therefore, the project would be consistent with the General Plan and applicable zoning designations. The proposed construction of eight new single-family detached residences would not change the character of the surrounding area and would be consistent with the existing single-family uses in the area.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is undeveloped land formerly part of the Arden Wood residential care facility property. The approximately 32,560 square-foot or 0.75-acre site is located within a developed area of San Francisco and within a developed RH-1(D) zoning district adjacent to both the West Portal NC-D and Arden Wood residential care facility. The eight lots would be located along Wawona Street and 15th Avenue. The West Portal Neighborhood is generally surrounded by single-family residential uses. The predominant scales of the project vicinity are two- to three-story single-family residences with larger multi-unit and mixed-use buildings along West Portal Avenue. The heights of the single-family residential buildings in the project vicinity are variable, but the majority of the buildings are approximately 20- to 35-feet in height. The adjacent parcels to the north, south, and east of the project site are all within a RH-1(D) zoning district, except for the West Portal Avenue NC-D to the east. The parcel to the west of the project site is the Arden Wood property, which includes landscaped grounds and the 119,000 square-foot, four-to-five story, French Chateau-style residential care and living facility. Therefore, the proposed project would be characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

An Illustrated Tree Survey site plan has been prepared by a certified arborist.¹ The plan identifies all existing trees located in the proposed development area. The project site includes: 19 Victorian Box, 10 Southern Magnolia, six Eucalyptus trees, five Ornamental Pear trees, three London Plane trees, two Monterey Pines, two Madrones, one Toyon, one Pittosporum, one Queen Palm, and one unknown tree species. The project site also contains low growing plants and vegetation such as blackberry bushes and English ivy that form several patches of dense ground cover that are interspersed with small open turf areas.² The biological evaluation, conducted by LSA Associates, found that the existing trees on the project site are not considered rare, endangered, or sensitive vegetation or habitat. All of the on-site trees and shrubs are non-native species that could provide nesting habitat for native birds.

Wildlife observed during the biological evaluation included the following bird species: Anna's hummingbird, northern flicker, chestnut-backed chickadee, pygmy nuthatch, American robin, hermit thrush, varied thrush, Townsend's warbler, and yellow-rumped warbler. Although no reptiles, amphibians, or mammals were observed, the site provides habitat for a variety of common urban species, including the California slender salamander, arboreal salamander, southern alligator lizard, common garter snake, raccoon, and Virginia opossum. No special status species or species of concern were observed during the biological evaluation site visit on January 16, 2007. Based on a review of the California Natural Diversity Database (CNDDB 2006), none of the special-status species documented as occurring in the region (with the exception of Cooper's hawk) are expected to occur on site due to a lack of suitable habitat. Regardless of the absence of locally native vegetation, the abundance of on-site trees and shrubs provide nesting habitat for native birds, including Cooper's hawk, a California Species of Special Concern.³

Although no sensitive species were observed during the site visit, both red-shouldered hawks and Cooper's hawks are known to nest in San Francisco. However, the project could affect migratory nesting birds. Nests of most birds (excluding only starlings and English sparrows) are protected under the federal MBTA and California Department of Fish and Game (DFG) Codes 3503 and 3513 (Migratory Bird Treaty Act of 1918). The DFG codes protect nesting birds, their nests, and eggs prior to, during, and at the conclusion of construction activities. It is anticipated that one Monterey Pine and one Eucalyptus tree, of the 51 existing trees on the project site, would be removed as part of the proposed project. Trees located outside of the project site on the Arden Wood property would be retained and would not be disturbed. The removal of these two trees and proposed construction on the project site could result in potential disturbances to nesting birds. The proposed project includes pre-construction surveys by a qualified biologist within 14 days of any vegetation removal activities conducted from March through August. If nests of protected birds are found during the survey, the biologist would determine an appropriately sized exclusion buffer around the nest in which no work would be allowed until nesting is complete and the young have successfully fledged from the nest. Pre-construction surveys would not be required if vegetation removal, grading or other construction activities occur between September 1 and the end of February, outside the nesting season. The proposed project would comply with DFG Codes, and would not affect endangered, rare or threatened species, or substantially diminish habitat or remove a substantial number of protected trees.

¹ Robert Mowat Associates, *Illustrated Tree Survey*, September 27, 2006. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2006.0608E.

² LSA Associates, *Results of Biological Evaluation of the Arden Estates Property*, January 22, 2007. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2006.0608E.

³ Ibid.

The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. A Landmark Tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of Landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A Significant tree is either on property under the jurisdiction of the DPW, or on privately owned land within 10-feet of the public-right-of-way, which satisfies certain criteria. Street trees are trees within the public right-of-way or within the DPW jurisdiction. No Landmark Trees exist on the project site or on lots adjacent to the project site. A total of ten significant trees are located on the project site. It is anticipated that one Monterey Pine and one Eucalyptus tree, of the 51 existing trees on the project site, would be removed as part of the proposed project. Trees located outside of the project site on the Arden Wood property would be retained and would not be disturbed. The project applicant is proposing to remove one significant tree (Monterey Pine), only if it is determined necessary during construction activities for the proposed project. The significant Monterey Pine tree proposed for removal is within 10-feet of the public right-of-way along 15th Avenue. The Eucalyptus tree proposed for removal is 12 feet 6 inches from the public right-of-way; therefore it would not be considered a significant tree. A total of 11 street trees would have the potential to be disturbed during construction activities. The street trees are located adjacent to the project site along the Wawona Street and 15th Avenue public-right-of-way. Removal of a landmark, significant, or street tree requires a permit from DPW. These trees are also subject to certain maintenance and protection standards. The San Francisco Planning Department, DBI, and DPW have established guidelines to ensure that the provisions concerning protected trees are implemented. As part of these guidelines, the Planning Department requires that a "Tree Disclosure Statement" accompany all permit applications that could potentially impact a protected tree whether the tree is on the subject site or adjacent sites. The proposed project, would comply with required DPW review for protected trees. DPW requirements include the following:

- Subject to site-specific changes prior to issuance of a demolition or building permit, fenced enclosures shall be erected around all existing protected trees on the project site and on the adjacent public right-of-way. The fenced enclosures will keep the foliage canopy and branching structures clear from contact by equipment, materials and activities. The fencing would also preserve roots and soil conditions in an intact and non-compacted state and identify the Tree Protection Zone (TPZ), in which no soil disturbance is permitted and activities are restricted. Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ.
- Construction activities in the TPZ require approval by the project arborist or City Arborist (in the case of work around Street Trees). All adjacent trees overhanging the project site shall be protected from impact of any kind. The applicant shall be responsible for the repair or replacement of any publicly owned trees that are damaged during the course of construction, pursuant to Public Works Code Section 8.02- 8.11. The tree preservation measures apply to all trees to be retained.
- No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 80 daily person-trips of which, about 14 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 14 PM peak-hour person-trips for the proposed use, nine would be vehicle trips, four would be transit trips, and one trip would be through some other mode of transportation. Based on the mode split and average automobile occupancy of 1.13 persons per vehicle⁴ for the census tract area, there would be 47 daily vehicular trips of which eight would be during the PM peak-hour for the proposed residential use.

The addition of eight new single-family residences would not lead to a substantial traffic increase along Wawona Street, 15th Avenue, and adjacent streets or at local intersections. The proposed project is bordered by two residential streets, Wawona Street and 15th Avenue, and adjacent to larger capacity streets including West Portal Avenue, Portola Drive, 19th Avenue, and Junipero Serra Boulevard. Given the urban setting of the project area, the proposed project would generate a minimal increase to existing traffic on adjacent streets and intersections. The proposed project's residential uses would generate approximately nine vehicle trips during the PM peak period. These nine additional vehicle PM peak-hour trips would not result in a substantial increase in traffic on the neighborhood's roadway network and the proposed project would not substantially affect the neighborhood's existing transportation conditions. The traffic demand associated with the proposed development would not result in a substantial increase in traffic and would not exceed amounts that are common and generally accepted in dense urban areas such as San Francisco. Therefore, the proposed project would not result in a substantial traffic increase relative to the existing capacity of the local street system.

Concerns from neighbors have been expressed that the addition of eight new single-family residences would increase traffic along Wawona Street and 15th Avenue, leading to a potential increase in traffic related accidents. The resulting traffic increase from the proposed eight new single-family residences would not substantially alter the existing transportation conditions along Wawona Street and 15th Avenue. The proposed project would add a small increment to the cumulative traffic increase on the adjacent roadway network. The resulting increase in traffic would not have an effect on existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. The proposed project would add traffic to movements along Wawona Street and 15th Avenue, which would continue to operate satisfactorily. However, the project's contributions to these movements would be small and undetectable. The proposed project's contribution to the adjacent traffic volume would be minimal and would not materially affect overall performance on affected streets and intersections. Therefore, no significant impacts relating to increased traffic volumes and related accidents would result from the addition of eight new single-family detached residences at the project site.

Parking: Pursuant to *Planning Code* Section 151, the proposed project would be required to provide approximately eight off-street parking spaces, one space for each residential unit. The project proposes to

⁴ 2000 U.S. Census – Journey to Work, Census Tract 308.

create two spaces for each of the eight single-family residences, for a total of 16 parking spaces and would therefore meet *Planning Code* requirements. The parking demand associated with the proposed project was estimated using the 2002 *Guidelines*. Using this approach, the proposed residential use would create a parking demand of 12 spaces. Given that the proposed project would provide 16 off-street parking spaces, the proposed project would not affect parking demand in the area. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month-to-month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month-to-month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create eight new single-family units and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) *The site can be adequately served by all required utilities and public services.*

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Cultural Resources

The Arden Wood residential care facility four- and five-story concrete building is configured in a "Y"-shaped plan with a steeply pitched, re-shingle clad roof and fenestration pattern typical of the French Chateau architectural style. The building, known historically as the Christian Science Sanatorium, and associated landscaped, wooded setting were constructed in 1929. The potential historic significance of the Arden Wood property is derived from its architecture style as well as the building's historic context in the landscaped setting. The historic significance of the Arden Wood landscaped grounds results from their ability to provide seclusion from the surrounding urban setting. Therefore, the property is eligible for the California Register based on the architectural style of the residential care facility, as well as the historic association between the building and the landscaped grounds. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department Staff Preservation Technical Specialist determined that the proposed project's location at the northeast corner of the project site would not impact the Arden Wood residential care facility and surrounding landscaped grounds as defined by CEQA.⁵

The proposed project would be located on the northeastern perimeter of the Arden Wood property, on deep lots with detached buildings that preserve large front and rear setbacks and retain a thick landscaping pattern associated with the Arden Wood property. The proposed project would not include any demolition, alteration, or new construction of the existing Arden Wood facility. However, the project site is located adjacent to the potential historic resource and is comprised of land that was originally part of the Arden Wood landscaped grounds. In order to avoid a significant, cumulative impact to the historic grounds associated with the Arden Wood residential care facility, any future development proposals should confine new construction to the outer perimeters of the property. The large, green, landscaped park area in the mid-block is a character-defining feature of the property, and should be protected in any subdivision or development proposals. As noted above, because the proposed project is focused on the perimeter of the property on large lots with street frontage, the remaining 11.48-acre Arden Wood residential care facility and surrounding landscaped grounds would not be significantly impacted by the proposed 0.75-acre project. Construction of the eight single-family residences would be compatible with the character of the neighborhood and with the architecture of the adjacent Arden Wood residential care facility. Therefore, the proposed project would not result in a significant effect on a potential historic resource.

⁵ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, *Historic Resource Evaluation Response (HRER)* for 445 Wawona Street, April 12, 2007. (See attached)

Geotechnical Investigation

The project site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. The earth material encountered in test borings on the project site consisted of heterogeneous fill consisting predominantly of sand with varying amounts of clay, silt, and gravel.⁶ The project site consists of a northwest-southwest trending drainage valley with an incised streambed, which sloped to the southwest toward what is now 19th Avenue. The bottom of the drainage valley is approximately 65-feet below current project site grades. In the late 1920's, the drainage valley in the northeastern portion of the project site was filled as part of the construction of Wawona Street and 15th Avenue. At the conclusion of site reconnaissance, field exploration, and literature review, Earth Mechanics Consulting concluded that potential geotechnical impacts relating to adequate foundation support, stability of the on-site fill soil, and seismic shaking and related effects for the project site would be addressed through the proposed stiffened mat foundation for the eight new single-family detached residences. Therefore, Earth Mechanics Consulting determined that the proposed single-family detached residences would be adequately supported on the proposed foundation under the current site conditions.

Open Space

While the proposed project would intensify local human use around the Arden Wood private open space, it would not substantially alter the existing character provided by the landscaped grounds. The Arden Wood landscaped grounds are surrounded from the public right-of-way by a perimeter fence and is considered private open space and not accessible to the public. The proposed project site would retain all but two of the existing onsite trees and street trees, and would not affect the adjacent Arden Wood existing vegetation and trees. Therefore, the proposed project would not affect the existing open space on the adjacent Arden Wood private landscaped grounds.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 18, 2007 to owners within 300-foot radius of the project site and occupants of adjacent properties and interested parties. Members of the public expressed concerns related to the construction of the eight new single-family residences, specifically parking, traffic, wildlife and open space. A discussion of these issues is contained above under "Traffic", "Parking", "Open Space", and in the infill development discussions about consistency with applicable general plan and zoning designations and discussions regarding the project site as valuable habitat for endangered, rare or threatened species.

Conclusion:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332, and would have no significant environmental effects. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁶ Earth Mechanics Consulting Engineers, *Geotechnical Investigation*, April 6, 2006. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2006.0608E.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 15th Ave. and Wawona St.
Block: 2540 Lot: 008
Case No.: 2006.0608E
Date of Review: April 12, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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Owner

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Address: 15th Avenue and Wawona St.
San Francisco, CA 94116
Phone: (415) 379-2115
Fax: (415) 379-2114
Email: esage@ardenwood.org

PROPOSED PROJECT

- ☐ Demolition
☐ Alteration
☒ New Construction

Project description:

The project site, Assessor's Block 2540, Lot 008, measures approximately 32,570 square feet and is currently undeveloped parkland that was originally part of a 12.23-acre property (445 Wawona Street) owned by the private non-profit residential care facility called Arden Wood. The project site is located on the northeast corner of the original Arden Wood property. The proposed project is to construct an eight-unit, single-family residential development. Each of the eight proposed new dwellings is a detached unit on its own distinct lot. Development of the proposed project would help to provide financial support for the Arden Wood assisted living/nursing care facility, located adjacent to the project site to the west.

In order to develop eight single-family detached dwellings, the 32,570 square foot area of the project site has been subdivided into eight lots, seven of which would measure approximately 4,000 feet and front on 15th Avenue, and one of which would measure approximately 4,560 square feet and front on Wawona Street. The lot subdivision application was approved by the Planning Department on December 1, 2006.

A detached, single-family dwelling that measures approximately 35' high and 3,760 gross square feet (gsf) is proposed for each of the eight lots. Each of the proposed new units is a three-story, three-bedroom unit with two off-street parking spaces. The seven residences proposed for 15th Avenue would each have a front setback that measures approximately 15', and a rear yard that measures approximately 40' in length, and side yards that measure approximately 4' in width. The unit proposed for Wawona Street would have a front set back that measures approximately 15', a rear yard of approximately 49' in length, and two side yards of 5' in width.

Pre-Existing Historic Rating / Survey

The project site is located adjacent to an existing residential care facility and its associated landscaped, wooded grounds. According to information provided by the Project Sponsor and the County Assessor's records, the residential care facility and the landscaped grounds were designed and constructed in 1929. The site is not listed on the California Register or the National Register. The proposed project does not include demolition of the existing structure or any new construction on the property of the Arden Wood care facility; however, the project site is adjacent to the potential historical resource, and is comprised of land that was formerly part of the Arden Wood landscaped grounds.

Historic District / Neighborhood Context

The project site is located on Assessor's Block 2540, Lot 008, in an RH-1(D) zoning district and a 40-X height and bulk district, in the Lakeshore neighborhood adjacent to both the Parkside neighborhoods and the West of Twin Peaks neighborhood. The landscaped parkland, including large trees, open green space, and pedestrian paths, characterizes the subject block. The surrounding blocks are primarily residential, with detached, one- and two-story single-family homes, as well as multi-family buildings in the adjacent RH-2 district, and limited commercial buildings on West Portal Avenue across the street.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1930 -- Present

Notes: The project site was legally subdivided in December, 2006 from the property owned by Arden Wood, on which the residential care facility and the majority of the parkland is located. However, the eight subdivided lots, located on the northeast perimeter of the original property, fronting on both 15th Avenue and Wawona Street, form part of the historic context for the residential care facility and its grounds. The site's significance appears to derive from the architecture of the residential care facility, constructed in the "French Chateau" style, as well as the building's historic context in the park setting. The property is eligible for the California Register based on Criterion 3:

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The residential care facility is a four- and five-story concrete building configured in a "Y"-shaped plan with a steeply pitched, red-shingle clad roof and fenestration pattern typical of the French Chateau architectural style. The building, known historically as the Christian Science Sanatorium, was constructed in 1929 by the Christian Science Benevolent Association, Pacific Coast, and continues to operate in the same capacity today. The architectural firm of Henry H. Gutterson designed the building to fit the park-like setting, designed by landscape architect Helen Van Pelt.

An article published in the July, 1930 issue of *The Architect and Engineer* describes the relationship between the building and its wooded setting as key to understanding the architectural style: "The building is placed in a grove of splendid Eucalyptus trees and has taken its idea from its setting[...]though the building is conceived and treated in a traditional style of architecture, it is a style that is not often used here in California and its use required courage, and a conviction that it was peculiarly adapted to the unusual conditions not only of the program but also of the immediate surroundings." The purpose of the building was to provide a place of rest and recuperation, and its setting in the secluded grove was essential to its mission. An emphasis was placed on the importance of access to light and air, both through the architecture – the large number of windows, the high ceilings, and multiple terraces and balconies allowed for each room to have ample access to light and air – and through the landscaped park paths.

¹ John Bakewell, Jr., "A Christian Science Sanatorium," *The Architect and Builder*, (July, 1930), page 59.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, the project site is comprised of land that formed part of the historic context of the Christian Science Sanatorium. The site is significant based on the architecture of the residential care facility, as well as the historic association between the building and the landscaped grounds. The residential care facility has neither changed ownership nor use since its construction, and remains largely unchanged. The grounds remain wooded with landscaped paths, and also remain largely unchanged despite the administratively approved subdivision of the northeast corner of the property into eight distinct lots.

The character-defining architectural features of the residential care facility will not be impacted by the proposed project, as no alterations to the existing building are included in the proposed project. The historic significance of the grounds is derived from their ability to provide seclusion from the surrounding urban setting. The proposed project is focused on the outer edges of the property, on deep lots with detached buildings that preserve large front and rear setbacks and retain a thick landscaping pattern. Although the proposed project includes adding eight single-family dwellings to the northeast section of the property, the addition of the eight buildings does not appear to constitute a significant impact to the historic grounds. The proposed new buildings are each located on the perimeter of the property, on deep lots with extensive front and rear yards. The interior portion of the block – an area of over 11 acres – will remain as park-like grounds on the interior of the block.

3.) DETERMINATION Whether the property is an “historical resource” for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C
--	---	--

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior’s Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior’s Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior’s Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed new construction of eight single-family residences will not significantly impact the historic landscaped grounds of the Arden Wood residential care facility. As noted above, because the proposed project is focused on the perimeter of the property, on large lots with street frontage, the significant interior mid-block wooded grounds are not impacted by the proposed project. The proposed new units appear to be compatible with the character of the neighborhood, and with the architecture of the adjacent Arden Wood residential care facility.

The Department is aware that there are additional development projects under consideration in the northwest portion of the property. Future development proposals should confine new construction to the perimeter of the property in order to maintain the character-defining landscaped grounds at the midblock.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: In order to avoid a significant, cumulative impact to the historic grounds associated with the Arden Wood residential care facility, any future development proposals should confine new construction to the outer perimeters of the property. A large, green, landscaped park area in the mid-block is a character-defining feature of the property, and should be protected in any subdivision or development proposals.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

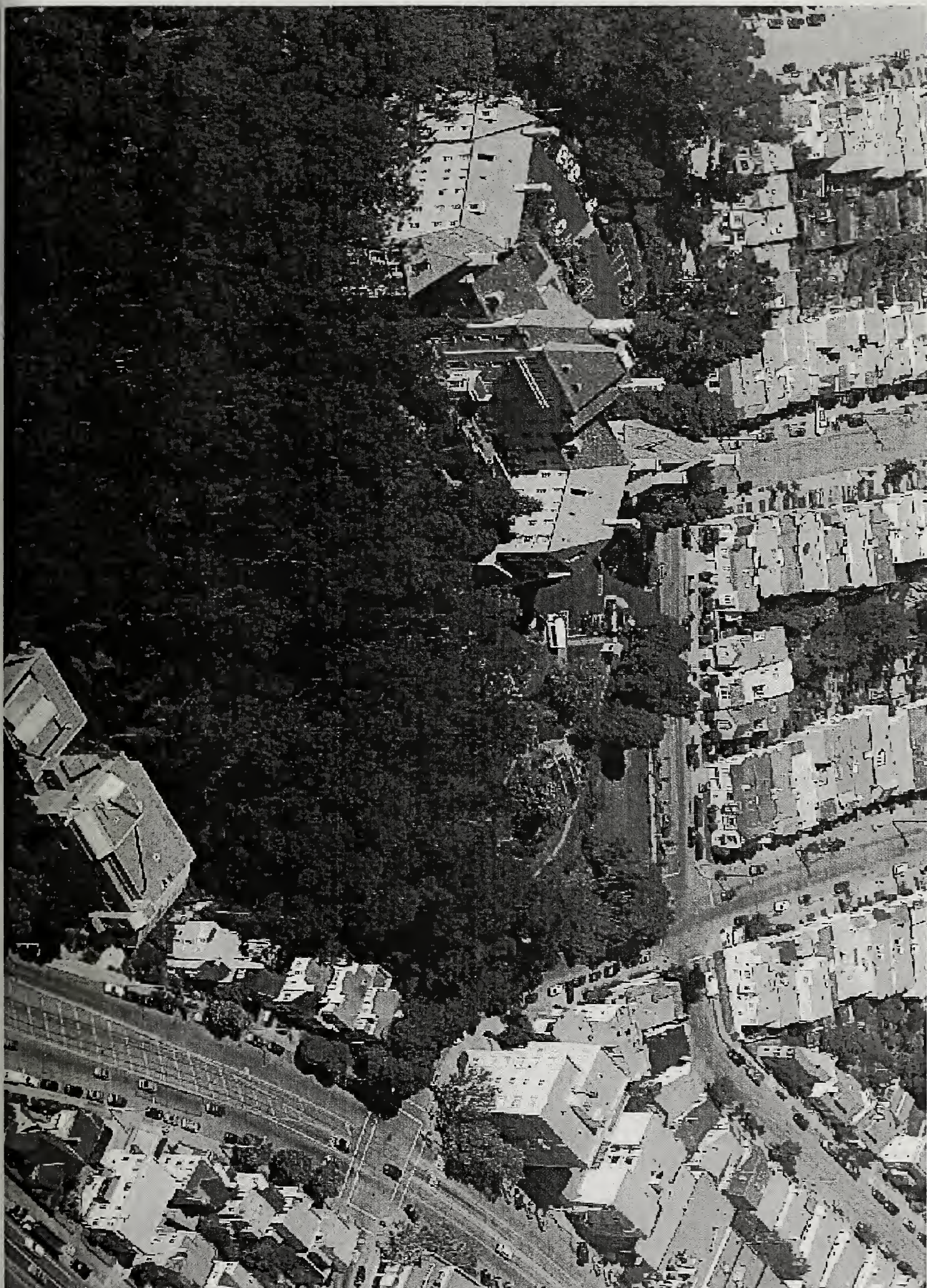
Notes: As noted above, the project site is comprised of land that was historically part of the parkland and grounds associated with the Arden Wood residential care facility. The proposed construction of eight single-family dwellings on the perimeter of the property appears to avoid an adverse effect to the adjacent historical resource by concentrating all development on the perimeter of the property.

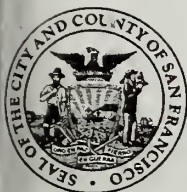
PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-13-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Michael E. Smith/Neighborhood Planner, SW Quadrant





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1079E – Demolition and Construction of Two-Unit Residential Building
Location: 440 29th Street
Block/Lot 6620/014
City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The project site is located at 440 29th Street (Assessor's Block 6620, Lot 014) on an approximately 2,848-square-foot lot. The property is located on the north side of 29th Street on a block bounded by Sanchez, Valley, and Noe Streets in the Noe Valley neighborhood. The existing parcel includes an approximately 900-square-foot, 1-story over garage, one-unit residence, constructed in or around 1884. The proposed project would demolish the existing single-family residence and construct a new two-unit, approximately 3,500-square-foot, three-story building over two-car basement garage. The project site is located in the RH-2 (Residential House, Two Family) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Stephen Antonaros, Representative

Telephone: (415) 864-2261

EXEMPT STATUS:

- ☒ Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(l)(1)]
☒ Categorical Exemption; Class 3 [State CEQA Guidelines Sections 15303(a)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

6/14/07

Paul Maltzer
Environmental Review Officer

cc: Stephen Antonaros, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty
Sue Hestor

Bulletin Board
M.D.F.
Exemption / Exclusion File
Historical Preservation List

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REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing residential structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA). The subject property is located in the southern portion of the Noe Valley neighborhood. The project is located on 29th Street on a block bounded by Sanchez and Noe Streets to the east and west, and Valley Street to the north. The north and south sides of 29th Street at this location is comprised primarily of single-family and two-unit residential dwellings that are one-and-two-stories over garages at street level. The subject property is surrounded by residential land uses and is within a RH-2 zoning district and a 40-X Height/Bulk District. Built in or around 1884, the existing structure is not included on any historic surveys.

As described in the Historic Resource Evaluation (HRE)¹, the building is not eligible for the California Register, nor is the subject property included on the National Register. Based on Sanborn Fire Insurance maps and Spring Valley Water Company records, the subject building was constructed in or around 1884. Although the subject property appears to be part of the early stages of development in the neighborhood, it is not associated with a specific event that has made a significant contribution to the surrounding area. All the original ornamental architectural details on the existing one-story single-family dwelling on the subject property have been removed and/or altered, with few of the original character defining features remaining. Due to the extensive alterations, the existing building no longer embodies its original distinctive characteristics.

The subject property is not located within a potential historic district; as the surrounding area appears to not have sufficient unity of architectural styles, retain sufficient materials, workmanship, setting, feeling or association to convey a specific period of significance. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

Section 15301(l)(1), or Class 1(l)(1) provides an exemption from environmental review for the demolition and removal of one single-family residence. The project proposes to demolish an existing 900-square-foot, 1-story over garage, single-family residence. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(1). The proposed construction of the new residential building would include a three-story over two-car basement garage, 3,500-square-foot, two-unit residential building. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of a new two-unit residential building residence is exempt from environmental review under Class 3(a).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. May 29, 2007. (See Attached).



PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

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COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 440 29th Street
Block: 6620 Lot: 014
Case No.: 2006.1079E
Date of Review: May 29, 2007

Planning Department Reviewer:

Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Stephen Antonaros
Company:
Address: 2261 Market Street, # 324
San Francisco, CA 94114
Phone: (415) 864-2261
Fax: (415) 864-2336
Email: santonaros@sbcglobal.net

Owner

Name: Juan Carlos Cuellar
Company:
Address: 440 29th Street
San Francisco, CA 94131
Phone: (415) 826-6854
Fax:
Email: solemio@sbcglobal.net

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing single-story, single-family residence on the subject property and to construct a new, three-story, two-family residence on the subject property.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure on the lot was constructed in 1900. However, both the Sanborn Fire Insurance maps and records provided by the Spring Valley Water Company indicate that the subject building was constructed in or around 1884, at the time that the building was connected to the City's water system. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. There are two rated buildings on the block, both of which are on the opposite side of 29th Street.

Historic District / Neighborhood Context

The subject property is located on the north side of 29th Street, between Sanchez and Noe Streets, in the Noe Valley neighborhood. The block is within an RH-2 zoning district, and a 40-x height-bulk district. The north side of 29th Street at this location is comprised primarily of single-family and two-family dwellings that are one- and two-stories over garages at street level; the south side of 29th Street has residential structures of a similar size and scale.

Historic Sanborn Fire Insurance maps indicate that the subject property was constructed during the early phase of development in the neighborhood. The 1886 Sanborn shows approximately 12 structures at the street-front of the north side of 29th Street. By 1900, three of the remaining lots on the block had been filled in with residential structures, and by 1950, most of the lots on the block had been subdivided into its current pattern of lots with twenty-five feet of street frontage and single- or two-family dwellings located at the street face.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, based on Sanborn Fire Insurance maps and Spring Valley Water Company records, it appears that the subject building was constructed in or around 1884. Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to the Spring Valley Water Company records, the subject property was associated with Thomas Harrison, who appears to have been the owner from 1884-1919. City Directories and Census records were consulted, and neither Harrison, nor the other early property owners are of known historical significance.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building on the subject property is a one-story, single-family dwelling clad in smooth painted stucco. The building's gable roof is concealed behind a parapet, and the primary entrance at the east end of the street-facing elevation is recessed behind a stucco arch. There is a single aluminum picture window that dominates the front elevation, and a wood garage door located at the ground level of the west end of the street-facing elevation. Although the building was constructed in the late nineteenth century, all of the ornamental architectural details have been removed, the fenestration pattern has been altered, and few, if any, of the character-defining features of the original building remain. Due to the extensive alterations, the existing building no longer embodies the distinctive characteristics of a type, period, region or method of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The subject property does not appear to be located within a potential historic district, as the surrounding area appears neither to contain a sufficient unity of architectural style, nor to retain sufficient materials, workmanship, setting, feeling or association to convey a specific period of significance.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes:

As noted above, the building has been significantly altered and no longer retains sufficient integrity to convey significance as a historical resource. Research into the building's permit history indicates that permits were obtained for alterations in 1921 and 1938, although the extent to which the work conducted during those two building campaigns impacted the exterior of the structure is unclear.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

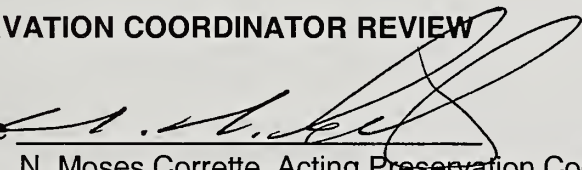
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, although the proposed project, including demolition, would not result in a significant impact to a historical resource, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature 
N. Moses Corrette, Acting Preservation Coordinator
For Mark Luelled

Date: 5/29/2007

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Brett Bollinger / Historic Resource Impact Review File

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440-29th STREET RESIDENTIAL PROJECT



CONFIDENTIAL



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Title: 2006.0106E—Demolition of a gymnasium/multi-purpose facility and the construction of a larger gymnasium/multi-purpose facility.
Location: 473 Eucalyptus Drive; near the southwest corner of Eucalyptus Drive and 20th Avenue.
City and County: San Francisco

DESCRIPTION OF NATURE AND PURPOSE OF PROJECT:

5F
558
559
6/15/07

The 33,493-square-foot project site is located on the south side of Eucalyptus Drive, near the southwest corner of Eucalyptus and 20th Avenue (Assessor's Block 7295, Lot 011) in the Lakeshore District/Neighborhood. The proposed project is the demolition of the existing one-story, 30-foot-tall gymnasium/multi-purpose building serving the St. Stephen's Parish and school and its replacement with a new, two story, 40-foot-tall building consisting of the following: 1) a 9,907 gross-square-foot (gsf) first floor with a gymnasium, classroom and snack bar, and 2) a 9,827 (gsf) second floor with a classroom, 287-seat assembly hall and kitchen. The existing 7,200-gsf building would be demolished as part of the proposed project. The existing building was constructed around 1953 and has no historical ratings nor is it located in any historic district. The project site is located within the Residential House, Single-Family Detached [RH-1 (D)] zoning district and is in a 40-X height and bulk district. The project would require a variance pursuant to *Planning Code* Section 134 for rear-yard setback and a Conditional Use authorization pursuant to *Planning Code* Section 303(e) for the expansion of a use previously permitted by a Conditional Use authorization.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jeffery Rocca/Tortilla Flats, LLC, phone: (415) 239-8915.

EXEMPT STATUS:

X Categorical Exemption Class 32 [State CEQA Guidelines Section 15332 (In-Fill Development Projects)]

Contact Person: Tim Blomgren

Telephone: (415) 575-9023

Date of Determination: I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 15, 2007

Paul E. Maltzer
Environmental Review Officer

cc: Jeffery Rocca, project representative
Bulletin Board
M.D.F.
Exemption Exclusion File
Historic List
Delvin Washington, Southwest Team
Supervisor Sean Elsbernd, District 7

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REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project meets these conditions as described below:

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The *San Francisco General Plan Community Facilities Element* provides criteria for locating neighborhood centers. The first criterion states that the center should be located in an area which is easily accessible and visible to the population it is intended to serve. The proposed facility would be located in front of St. Stephens Parish School and approximately 150 feet east of the St. Stephens Church. The second criterion states that a neighborhood center should be located near collector streets with relatively large amounts of vehicular and pedestrian traffic, but not on major arterials. The new gymnasium/multi-purpose facility would be located on Eucalyptus Drive which serves as a collector street for St. Stephens Parish, Lowell High School, and the YMCA. It would be located about 260 feet west of 19th Avenue which is designated as a major arterial in the *San Francisco General Plan Transportation Element*. The third criterion states that centers should be located near support facilities such as schools, parks, libraries, and recreation facilities. The facility would be located on the campus of St. Stephens Parish School, about two blocks from Rolph-Nicols Park, and about a quarter of a mile from the Merced Branch of the San Francisco Public Library. The fourth criterion states that neighborhood centers should be located near landmarks and neighborhood shops. The neighborhood center would be located immediately to the north of Stonestown Shopping Center. Thus, the proposed gymnasium/multi-purpose facility is in conformance with the General Plan.

The project site is located within the Residential House (Single-family Detached, Residential House) District RH-1 (D) zoning district which, pursuant to Planning Code Section 209.3, would permit elementary and secondary schools with Conditional Use authorization. As this project would be the replacement and expansion of an existing elementary school facility, it would require a Conditional Use authorization. At the time the existing building was constructed in 1953, no Conditional Use authorization would have been required for construction of school facilities.

The site is in a 40-X height and bulk district, which would permit construction up to a height of 40 feet provided that the structure would not contain a dwelling. The proposed building would have an average height of 40 feet along the Eucalyptus Avenue (north) frontage. The proposed project would therefore comply with the height and bulk requirements. At 40 feet in height, the proposed building would be slightly taller than the residential buildings in the neighborhood. Although the neighborhood consists primarily of single-family detached dwellings with one or two stories, the proposed building would be similar in height to the two-story YMCA to the east of the project site and the 40-foot tall St. Stephen's Church to the west.

In the RH-1 (D) zoning district, a rear yard, pursuant to Planning Code Section 134(a)(1), would be required to be equal to 25 per cent of the total depth of the lot on which the building would be situated, but in no case less than 15 feet. The project rear yard would extend back 10.5 feet from the rear wall to the south lot line. As the project lot depth would be 110 feet, the maximum permitted as rear yard would be 15 feet. Therefore, project sponsor would be required to seek a variance from the Planning Code from rear yard requirements.

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within the City and County of San Francisco and is 33,493-square feet in area or approximately 0.77 acres. The project site is within a fully developed, mixed-use area surrounded by residential uses to the west and north and commercial buildings to the east and south. Thus, the proposed project would be properly characterized as an infill development surrounded by urban uses.

c) *The project site has no value as habitat for endangered, rare or threatened species.*

The ground surface of the project site is largely covered by the existing buildings and paved surfaces and thus does not provide habitat for any rare or endangered plant or animal species. No other important biological resources exist on the site.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

In a letter dated February 23, 2007¹, Jeff Rocca, the project sponsor's representative, stated that although the project would be considered an expansion of facilities, there would not be an increase in either the number of students or staff attending St. Stephen's School. In addition, there would be no change in the timing or frequency of sporting or other events. Therefore, the proposed project is not expected to result in an increase in the number of vehicle, transit and walk trips.

Parking

As stated earlier, the proposed project would provide six off-street parking spaces immediately to the east of the proposed building. Pursuant to Planning Code Section 151, the proposed project would be required to provide one parking space per six classrooms. The proposed project would include two classrooms. Therefore, the six off-street parking spaces provided would more than satisfy the Planning Code requirement.

As enrollment would not increase, parking demand is not expected to increase. However, if an increase in the parking deficit does result, it would not be considered a physical environmental impact. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Noise

Concerns have been raised regarding the noise from the proposed new, larger multi-purpose building. The traffic volumes in a project area would need to approximately double to produce an increase in ambient noise levels noticeable to most people in the area. Given that the proposed development would not cause a doubling in traffic volumes, the proposed project would not cause a noticeable increase in the ambient noise level in the project vicinity. Furthermore, the proposed project would constitute the continuation of an existing use, thus noise levels would be expected to be similar to existing noise levels.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code), and is temporary and intermittent, and thus would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicular emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts due to vehicular emissions would be generated by the proposed project. Site preparation, demolition, and construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality.

¹ Letter from Jeff Rocca, St. Stephen's Parish, to Tim Blomgren, Major Environmental Analysis Section, San Francisco Planning Department. February 23, 2007.

Water Quality

The proposed project would not substantially increase the amount of impervious surface area over existing conditions and would not measurably increase storm water runoff or substantially affect water quality.

e) The site can be adequately served by all required utilities and public services.

The site is currently served by all required utilities and public services. The project would result in an increase in square footage at the site, but since the enrollment of the school would remain at the same level, it would not result in a substantial increased, in intensity of use. The proposed project would likely increase demand for and use of public services and utilities on the site and increase water and energy consumption, but not in excess of amounts expected and provided for in this area.

Cultural Resources

Architecture

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building proposed for demolition located on the project site is an historical resource as defined by CEQA. The County Assessor's records indicate that the building on the project site was constructed in 1953. The building is not found on any survey and is not rated as an architectural resource of note. Thus, it is not considered an historic resource and its demolition would therefore not result in a significant effect on a historical resource.

Archaeology

The proposed project would require soil excavation on the north (Eucalyptus Drive) side of the site to a depth of approximately 15 feet for shoring along the northern wall. Shoring could be done by piles which would result in deeper soils disturbance. According to an April 13, 2007 memorandum from the staff archaeologist with the San Francisco Planning Department,² the project site had not been in use until the 20th Century.

Prehistoric deposits may be present within the Lake Merced area; however, the historic topography of the site would not be amenable to prehistoric activities because it is located on the slopes of a long steep swale which extends from the northwest inlet of Lake Merced towards Mt. Davidson. The proposed project would therefore not be expected to affect any CEQA-significant archeological deposits since no human use or occupation is known to have occurred on the project site prior to the construction of the existing structures. The proposed project would also not be expected to affect any prehistoric resources since, if present within the project site, they would probably be at depths below the project's foundation work. Therefore, the proposed project would not result in significant archeological impacts.³

Neighborhood Concerns

On January 26, 2007, a "Notification of Project Receiving Environmental Review" was mailed to the owners and occupants of properties adjacent to the project site as well as interested parties. Members of the public expressed concerns regarding the proposed project's effect on noise, traffic, parking, and private views. In particular, neighbors expressed concerns regarding traffic, parking and noise after evening dances and other functions. However, as described on page 3, the proposed project is not expected to result in an increase in special events, nor a substantial increase in traffic, thus these impacts are not expected to be substantial. Regarding the degradation of views, from private residences to the north, it should be noted that degradation of private views in the urbanized context of San Francisco, would not be considered a significant impact under CEQA. Furthermore,

² Memorandum from Randall Dean, Major Environmental Analysis, San Francisco Planning Department to File 2006.0106E (473 Eucalyptus Drive), April 13, 2007.

³ *Ibid*

the residential buildings to the north's views are substantially blocked under existing conditions, thus the additional ten feet in height of the proposed building would not substantially degrade existing private views.

Conclusion

CEQA State Guidelines Section 15332, or Class 32 allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1419E – Demolition & Construction of Residential & Retail Uses
Location: 19 Tehama Street – between 1st and 2nd Streets
Block/Lots 3736/ 079
City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The approximately 1,875-square-foot project site is located at 19 Tehama Street (Assessor's Block 3736, Lot 079) on the east side of Tehama Street on a block bounded by 1st, 2nd, and Clementina Streets in the SOMA neighborhood. The existing 1,875-square-foot, one-and-one-half-story light industrial building on the project site was constructed in 1907. The building is currently vacant and covers the entire lot with no off-street parking. The proposed project would demolish the existing light industrial building and construct a six-story, 65-foot tall, mixed-use building approximately 8,933 square feet in size. The proposed building would include five residential units, ranging from approximately 1,000 to 1,230 square-feet, above 931 square feet of ground floor retail. No parking would be provided as part of the proposed project. For any use in C-3 Districts, off-street accessory parking shall not be required as specified in Section 151.1. The project site is located within the C-3-O (SD) (Downtown Office Special Development) Use District, a 200-S Height and Bulk District, and the Transbay Redevelopment Plan Zone Two. The Transbay Redevelopment Plan Zone Two requires projects to provide active ground floor retail uses with visual access to and from these areas, and sidewalk improvements in accordance with the Transbay Streetscape and Open Space Plan. The project proposes ground floor retail uses and would comply with visual access and Transbay Streetscape requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tracy Zill, Reuben and Junius, representing Edward and Margaret Duffy (415) 567-9000

EXEMPT STATUS:

- ☒ Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)(3)]
☒ Categorical Exemption, Class 3 [State CEQA Guidelines Sections 15303(b) and (c)]

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

June 21, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Tracy Zill, Project Contact
Adam Light, NE Quadrant Team Leader
Supervisor Aaron Peskin, District 3
Sue Hestor, Attorney

Bulletin Board
M.D.F.
Exemption/Exclusion File
Historical Distribution List

DOCUMENTS DEPT.

JUN 25 2007

Remarks: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA).¹ The subject property is surrounded by structures of vastly different character, scale and period, by parking lots, and by an elevated roadway constructed in the 1930s. The existing one-and-one-half-story light industrial building, built in 1907, is associated with the reconstruction of San Francisco following the 1906 earthquake and fire. However, the building's significance in this context has been diminished due to the loss of historical integrity of the district and architectural integrity of the structure. While the building retains its massing and gable roof form, its original design has been altered by the substitution of non-historic materials and the introduction of non-historic elements. Therefore, the existing building is not considered a historical resource under CEQA. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on a historical resource or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

The project area historically was on the margin of a large tidal wetland bordering Mission Bay. The project area was probably filled during the 1860s with additional debris following the earthquake/fire of 1906. The project site is within a two-block radius of at least four recorded prehistoric sites. The prehistoric sites discovered to date are generally shell midden sites, probably settlements, frequently with human burials and some may be constructed over older prehistoric cemetery sites. The proposed project site is also within an area investigated in two archeological research design and treatment plans (ARDTPs) prepared for Caltrans for the Bay Bridge seismic retrofit project. The subsequent field testing and monitoring found dozens of National Register of Historic Places (NRHP) eligible features, mostly domestic and for the period extending from the 1860s to 1890s. The historic research presented in the reports found that the portion of Tehama Street, where the proposed project is located, was occupied in the 1850s by a number of prosperous, prominent San Francisco households. However, within a couple of decades until 1906, this portion of Tehama Street was occupied by laboring class as well as skilled craftsmen households. Therefore, many different types of archeological features/deposits could be present within the project site.

The geotechnical report (P. Whitehead and Associates, April 24, 2007)² prepared for the proposed project noted that the project site is located in a CDC Liquefaction Hazards Zone. Because of the relative light weight of the proposed building, the geotechnical reports concludes that the project can be supported on a reinforced rigid grid/mat type of foundation founded on deep seated drilled piers. Excavation for the mat foundation would be at a depth of 2-to-2.5-feet below surface grade (b.s.g.) and use of piers for additional support would be limited. Soils disturbance resulting from installation of the mat foundation for the proposed project would be within existing fill deposits, which are not considered to be archeologically sensitive. Given the shallow depth of soils disturbance that would occur as part of the project, Planning Department staff determined that no adverse affects to CEQA-significant archaeological resources are anticipated by the proposed project. Accordingly, the proposed project would not result in a significant archaeological resources impact.³

CEQA Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of a store, motel, office, restaurant, and similar commercial structures if designed for an

¹ Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. March 6, 2007. (See Attached).

² A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1419E.

³ Memorandum from Randall Dean, Planning Department Staff Archaeologist, to Brett Bollinger, Environmental Planner, April 26, 2007. A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1419E.

occupant load of 30 persons or less. In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The project proposes to demolish an existing, approximately 1,875-square-foot, one-and-one-half-story, vacant light industrial building. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(3).

Section 15303(b), or Class 3(b), provides an exemption from environmental review for a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. Section 15303(c), or Class 3(c), provides an exemption from environmental review for a store, motel, office, restaurant or similar structure not involving the use of significant amount of hazardous substances, and not exceeding 2,500-square-feet in floor area. The proposed construction of the new six-story, mixed-use building would include five residential units above 931-square-feet of ground floor retail commercial/retail space. Therefore, the proposed construction of the new mixed-use building is exempt from environmental review under Classes 3(b) and (c).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classifications. Therefore, based upon the above analysis, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is appropriately exempt from environmental review.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 19 Tehama Street
Block: 3736 Lot: 079
Case No.: 2006.1419E
Date of Review: March 6, 2007

Planning Department Reviewer:

Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond Street #330
Phone: (415) 337-5824
email: tim@timkelleyconsulting.com

Owner

Name: Edward and Margaret Duffy
Address: 414 Pinehill Road, Hillsborough, CA
94010

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project Description:

The project demolishes the existing one and one half story light industrial building constructed in 1907 and then would construct a new six-story mixed-use building containing five residential units over a ground level retail space. No parking is proposed.

Pre-Existing Historic Rating / Survey

- Downtown Area Plan designation of Category V (Unrated).

Historic District / Neighborhood Context

The subject building is located within a C-3-O (SD) (Downtown Office Special Development) Zoning District, a 200-S Height and Bulk District, and within the Transbay Redevelopment Project Area. The site is not within an historic or conservation district. The one and one half story light industrial building fully occupies a rectangular 1,875 square foot lot. The existing building contains approximately 1,000 square feet of storage use with no off-street parking. The property is surrounded by structures of vastly different character, scale and period, by parking lots, and by an elevated roadway whose construction in the 1930's demolished half of the original complex.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

Notes: The Planning Department concurs with the Historical Evaluation report prepared and provided by Tim Kelly Consulting.

The subject structure is associated with the reconstruction of the city following the 1906 earthquake and fire. However, the building's significance in this context is greatly diminished due to the loss of historical integrity of the district and architectural integrity of the structure. Research gives no indication that the building is associated with historically important individuals. The building is a simple vernacular light industrial structure. While the property retains its massing and gable roof form, its original design has been altered by the substitution of non-historic materials and the introduction of non-historic elements. It does not embody the distinctive characteristics of a type, period, region, or method of construction, nor represent the work of a master, or possess high artistic values.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The building is located in its original place and retains the massing and form of the original construction from post-1906. However, the building has suffered a severe loss of integrity of setting and feeling, as well as lesser diminution of design and materials. The substitution of rustic siding for corrugated metal on the facade, as well as alteration of ground floor fenestration and other openings, and introduction of large skylights have reduced the building's integrity of design, materials and workmanship to a significant degree.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

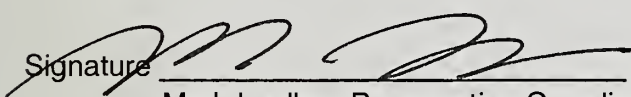
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The property is surrounded by structures of vastly different character, scale and period, by parking lots, and by an elevated roadway constructed in the 1930's. The proposed new six-story mixed-use project would not diminutively affect any nearby historic resources and is not located within an existing or potential historic.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

3-6-07

cc: Recording Secretary, Landmarks Preservation Advisory Board



View of site looking from the north side of Tehama Street.



West side of the building from the adjacent parking lot to the west.





SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ERONMETAL REVIEW

Project Title: 2006.0572E – Single-Family Residential Relocation & Construction
Location: 842 Moultrie Street
Block/Lot: Assessor's Block 5810, Lot 009
City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The proposed project is located on the west side of Moultrie Street, south of Crescent Avenue in the Bernal Heights neighborhood. The proposed project includes the relocation of a one-story, approximately 14-foot-tall, 800-square-foot single-family dwelling to outside city limits and construction of a three-story, approximately 31-foot-tall, 2,250 square-foot single-family dwelling. The existing dwelling is a Type "B" Refugee Shack (Type "B" shacks are 14- x 18-feet in dimension) constructed in 1906 that would be relocated and rehabilitated as part of the proposed project. From front to back, the massing of the proposed residence would range from two-stories along the front elevation, increasing to three-stories and then decreasing to one-story near the rear yard area. The proposed project would include a two-car garage at-grade along Moultrie Street.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Veverka Architects, (415) 777-3150 representing the owner, Mazzetti; (415) 648-2376

Exempt Status:

X Categorical Exemption Class 3 [State CEQA Guidelines, Section 15303(a)]

Remarks: Continued on Page 2.

Contact Person: Susan Mickelsen

Telephone: (415) 575-9039

Date of Determination:

6/21/07

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Veverka Architects, Project Contact
M. May & A. Mazzetti
Tim Frye, NE Quadrant, Planning Department
Supervisor Tom Ammiano, District 9

Historical Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File

DOCUMENTS DEPT.

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SAN FRANCISCO
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Description of Nature and Purpose of Project, continued:

The approximately 1,750-square-foot project site is within a RH-1 (Residential, One-Family) zoning district, the Bernal Heights Special Use District, and a 40-X height and bulk district. Although the existing building is being relocated outside city limits (to Midpines, California), the proposed project would still require discretionary review for the construction of a new single-family dwelling in association with the removal of the existing single-family dwelling.

Remarks:

Historical Resource Evaluation

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the front two rooms of the building located on the project site as a historical resource as defined by the California Environmental Quality Act (CEQA).¹ As described in the Historic Resource Evaluation Response (HRER), the first two rooms of the existing one-story residential structure, approximately 250-square-feet in size, is a 1906 Type "B" Earthquake Refugee Shack, (Type "B" shacks are 14- x 18-feet in dimension) that was constructed immediately after the 1906 earthquake and fires. Water records indicate that the Earthquake Refugee Shack was moved to its current location in 1908. According to the HRER, three standard sizes of Refugee Shacks were constructed in 1906 (Types "A", "B" and "C"), and were erected in the eleven refugee camps throughout the City. A \$2 per month rent was applied towards the \$50 fee for the structures, which upon full payment would be owned by the refugees, who could then relocate the structures when the camps closed.

Although the HRER indicates the existing cottage has been altered over time, the basic form, shape, roofline, and many of the details of the original Refugee Shack, such as its narrow width and steeply pitched roof, remain visible. The original exterior redwood cladding remains protected underneath the applied non-historic siding. Alterations to the original structure over time have included: removal of the front bay, recessed entry, asbestos cladding, and cedar shingles; replacement of original windows and doors; and construction of two small rear additions. Despite these changes, as indicated above, the dimensions and character of the original Refugee Shack can be discerned. Although not located in its original setting, the shacks were intended as temporary housing to be relocated to private lots or combined with other shacks to create larger homes. Therefore, the fact that the subject building has been moved from its original location does not negatively impact its integrity. The building is eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3

¹ Historical Resource Evaluation Response Memorandum from Tim Frye, Preservation Technical Specialist, to Susan Mickelsen, Major Environmental Analysis April 24, 2007. (See Attachment A.)

(Architecture), and retains sufficient integrity to convey its historical significance. The integrity of the original form, and the rarity of known Earthquake Refugee Shacks remaining in San Francisco, contributes to the significance of the structure as a historic resource for the purposes of CEQA. According to the HRER, the proposed project would not have an adverse effect to any off-site historical resource, and the project site is not within a historic district.

Because the existing building is considered a historical resource under CEQA, the proposed project is required to comply with the *Secretary of the Interior's Standards for the Treatment of Historical Properties*, which provides guidance for reviewing proposed work to historic properties. The proposed project includes the relocation of the Refugee Shack to another location (Midpines, California) rather than demolition. With relocation, the integrity of the subject building would be preserved, and a new structure would be constructed on the existing lot. As the subject building was not designed to be site specific to its current location, relocating the structure, according to the HRER, would not have a significant adverse impact on the resource. The project sponsor and the new owner of the Refugee Shack have entered into an agreement (see Attachment C) to ensure that the Refugee Shack will be rehabilitated in accordance with the *Secretary of the Interior's Standards of Rehabilitation*. Because the proposed project has been found to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it will not cause a substantial adverse change on the historical resource under CEQA Section 15300.2(f).

Street and Protected Trees

The proposed project in order to relocate the existing earthquake refugee shack from the project site, would propose to remove an existing street tree, a 16-foot-canopy Buckthorn tree. The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. A Significant tree is either on property under the jurisdiction of the DPW, or on privately owned land within ten feet of the public-right-of-way which satisfies certain criteria. A street tree, such as the existing Buckthorn tree proposed for removal and replacement would, therefore, be considered a protected tree (as a street tree and a significant tree (located within the street right-of-way)). A Landmark Tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of Landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. The existing Buckthorn street tree is not a landmark tree and would not likely (evaluation occurs following a nomination of such a tree) qualify as a potential landmark tree

because: it is not an unusual species in San Francisco; of significant size; of particular known cultural or historic value; and there are other, larger street trees along Moultrie Street.² As a protected and significant tree, removal of this street tree would require a tree removal permit, where such criteria as size, age, species, visual and aesthetic contribution, ecological and local characteristics and overall health are part of the review and determination. Removal and replacement of this street tree would not likely affect or alter the visual character or appearance of the streetscape in the area, due to the presence of other, larger street trees along Moultrie Street. Pursuant to *DPW Code*, if the tree removal permit was approved, the proposed project would be required to plant a replacement street tree.

The project site has two trees on-site that do not meet the above criteria and therefore not protected under the *DPW Code*. One of the unprotected trees on the project site, located in the rear yard, would remain. CEQA Guidelines Section 15303(b), or Class 3(a), provides an exemption from environmental review for the new construction or conversion of single-family residential structures, up to three dwelling units, in an urbanized area. Since the proposed project is the construction of a single family dwelling within an urbanized area, the proposed new residential structure would be exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource or other historic resources in the vicinity. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment, and is therefore exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated April 24, 2007.

Attachment B: Photograph of Front Façade of Existing Structure at 842 Moultrie Street.

Attachment C: Letter of Agreement Between 842 Moultrie Street Owners and Buyer of Earthquake Shack dated March 24, 2007.

² Communication with DPW Urban Forestry Inspector, June 11, 2007. More information regarding the street tree removal permit process, associated hearings, and appeals can be found in the Public Works Department, Bureau of Urban Forestry at www.sfgov.org or (415)554-6700.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Susan Mickelsen
Project Address: 842 Moultrie Street.
Block: 5810 Lot: 009
Case No.: 2006.0572E
Date of Review: 04/24/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond St SF, 94131
Phone: (415) 337-5824
Fax:
Email: tim@timkelleyconsulting.com

Owner

Name: Melinda May & Alan Mazzetti
Company:
Address: 834 Moultrie Street SF, 94110
Phone: (415) 648-2376
Fax:
Email: maymaz@pacbell.net

PROPOSED PROJECT

- ☐ Demolition
☐ Alteration
☒ Relocation

Project description:

The proposal is to relocate to Midpines California a one story, 1906 Earthquake Refugee Shack and to construct a new, single-family unit with two stories over a garage.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys. Water records indicate that the building was moved to its current location in 1908. The subject property is a Type "B" Refugee Shack constructed in 1906.

Historic District / Neighborhood Context

The subject property is located on Moultrie Street, just north of Ellsworth Street in the Bernal Heights neighborhood. Moultrie at this location is comprised primarily of one and two story residential structures in a range of architectural styles.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1900-1915

During a site visit to the subject property Planning Department staff was allowed to remove a portion of the non-historic exterior cladding. The underlying evidence revealed the original painted "park bench green" exterior redwood cladding. The supplied historic report and this site visit conducted by Planning Department staff, confirmed that the first two rooms of the subject property to be a Type "B" Refugee Shack, (Type "B" shacks are 14'x18' in overall dimension), constructed immediately after the 1906 earthquake and fires destroyed much of San Francisco. Three standard

sizes of the refugee cottages were constructed in 1906, and were erected in the eleven refugee camps throughout the City. A \$2 per month rent was applied towards the \$50 fee for the structure. Once the fee was paid in full the refugees owned the shack and were able to relocate the dwelling to another location when the camps closed. Many of the cottages were moved to private lots and combined with other shacks to create larger homes.

Although it is clear that the cottage has been altered over time, the basic form, shape, roofline, and many of the details of the original refugee shack remain visible. This building is eligible for the California Register based on Criteria 1 and 3.

Criterion 1: *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.* , The refugee shacks were constructed in response to the tens of thousands of San Francisco residents that were left homeless from the 1906 earthquake and conflagration.

Criterion 3: *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.* The refugee shacks are a style of architecture that was constructed during a very narrow period of time in response to the need to house those left homeless from the 1906 earthquake and conflagration. The subject property is also a Type "C" shack. At the time of this report there has only been one other known Type "C" refugee shack identified in San Francisco.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although a bay and recessed entrance have altered the primary façade, the original shape and roofline remain visible. The character-defining features of the original refugee shack such as its narrow width and steeply pitched roof remain. The original exterior redwood cladding remains protected underneath the applied non-historic siding.

Alterations to the original structure include the front bay, a recessed entry, asbestos cladding, cedar shingles, replacement windows, doors, and two small rear additions. Despite these changes, the dimensions of the original building can be discerned. While the building is not currently located in its original camp setting, the shacks were intended to serve first as temporary housing in earthquake relief camps and then to be moved to individually owned lots throughout the city. Therefore, that the subject property has been moved from its original location does not negatively impact its integrity.

The integrity of the original form, and the rarity of known earthquake refugee shacks remaining in San Francisco, contributes to the significance of the structure as an historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2)
☒ Category B
☐ Category C |
|--|---|--|

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See below explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: As noted above, the earthquake refugee shacks were built with the intention that they would be moved. Therefore, the project sponsor is proposing to move the shack to another location rather than to demolish the resource. In doing so, the integrity of the subject property would be preserved, and a new structure could be constructed in the existing lot. As the subject building was not designed to be site specific at its current location, relocating the structure could not have a significant adverse impact on the resource.

The project sponsor and the new owner of the subject building have entered an agreement (see attached) that the shack will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.

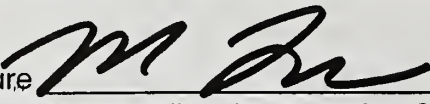
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the resource is currently located within a historic district. If it is moved to another location, there will be no adverse effect on adjacent properties or resources.

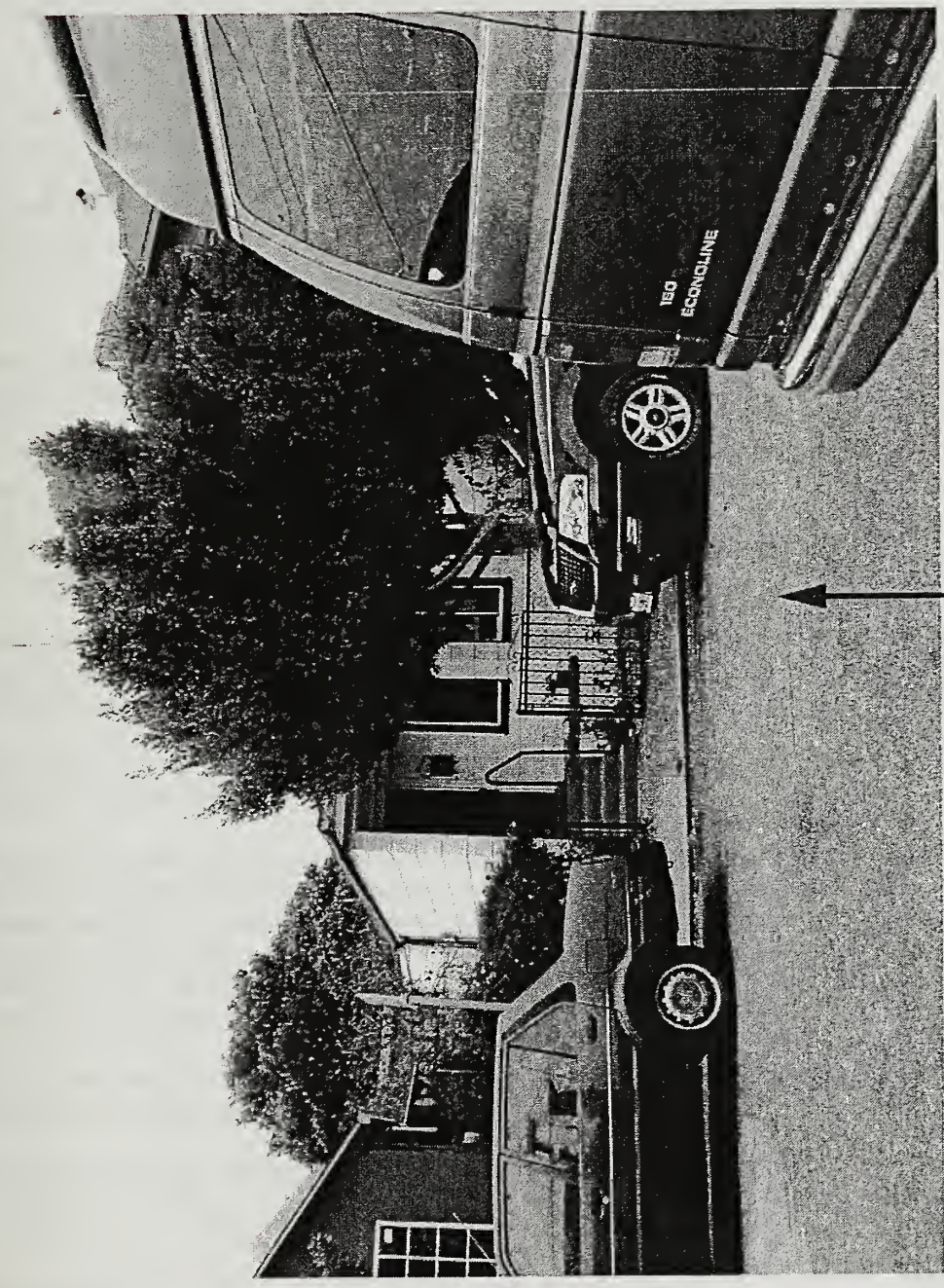
PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-20-07

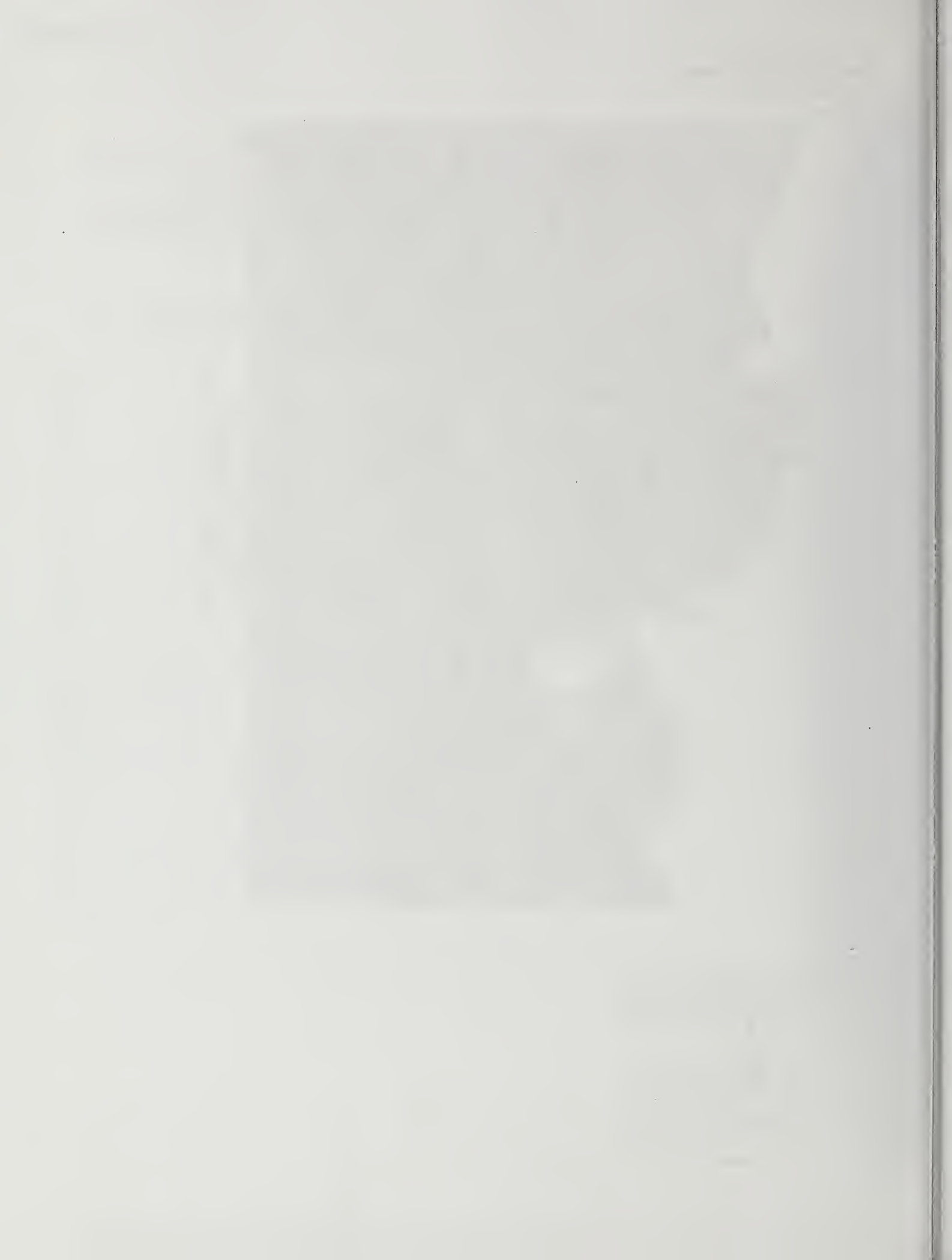
cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

ANDOVER ST	040	004
	039	005
	038	006
	037	007
	036	008
	035	009
	034	010
	033	011
	032	012
	031	013
	030	014
	029	015



FRONT FACADE
OF SUBJECT BUILDING

842 MOULTRIE STREET / BLOCK 5810 / LOT 009



Tim Frye
Preservation Specialist
Planning Department
City and County of San Francisco
1660 Mission Street
San Francisco CA 94103

Letter of Agreement
March 24 2007

This document serves as a Letter of Agreement between Alan and Melinda Mazzetti of 834 Moultrie Street, San Francisco, CA 94110 (The Property Owners) and Chris Zeck of 6820 Highway 140, Midpines, CA 95345 regarding the Earthquake Cottage owned by Alan and Melinda Mazzetti located at 842 Moultrie Street, San Francisco CA, 94110.

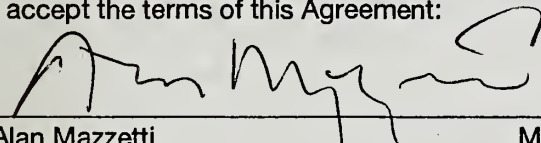
As required by the San Francisco Planning Department, The Property Owners will sell to Mr. Zeck, for the nominal fee of \$1.00, the Earthquake Cottage portion of the structure located at 842 Moultrie Street, to be relocated to Mr. Zeck's property at Midpines, CA.

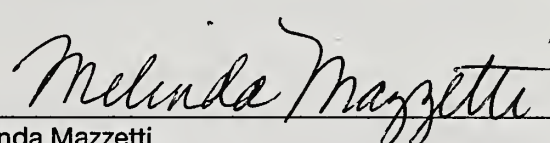
The purpose and intent of this transaction is the preservation and restoration of the Earthquake Cottage as a San Francisco Historical Resource.

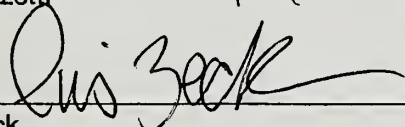
The Cottage will be dismantled, transported, and reassembled with all care necessary to preserve the original construction and integrity of the structure. All missing or damaged redwood beams and siding will be replaced with like materials. The exterior "Park Service" green paint will be matched and restored. The exterior will be restored and maintained as closely as possible to the original specifications as per U.S. Secretary of Interior standards. The structure will be maintained in good condition, non-occupied, as closely as possible to the original specifications.

The structure will be registered with the Western Neighborhoods Project, the Bernal Heights Preservation Group, and other interested historical preservation groups.

I accept the terms of this Agreement:


Alan Mazzetti


Melinda Mazzetti

 4-19-2007
Chris Zeck

WILLIAM FREDERICK HEIJN AIA

555 Fulton Street Suite 218
C-6135

ARCHITECT

San Francisco California 94102
Phone & Fax 415-552-9875

2007 April 18

Mr Tim Frye
Preservation Technical Specialist
Department of City Planning
1660 Mission Street
San Francisco California 94103

RECEIVED
APR 25 2007
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
OPERATIONS

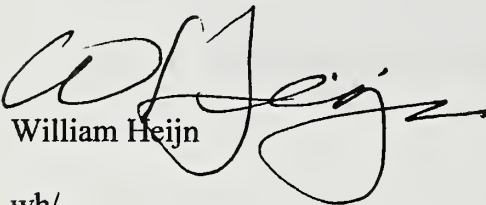
Reference: Mr and Mrs Alan Mazzetti - 834 Moultrie Street
842 Moultrie Street - existing 'earthquake cottage'
Proposed relocation

Both 834 and 842 Moultrie properties are owned by the Mazzettis.
I have been told that the existing cottage at 842 Moultrie has been identified by the Department of City Planning as a original earthquake cottage and may not be demolished, but that Planning will approve its removal and faithful reconstruction on another site.

I am told that such an arrangement has been made with a proposed new owner who wishes to re-erect the cottage on a site outside of San Francisco, and that it is his intention to maintain it in its original condition except for repairs in kind to replace deteriorated wood. It may not be possible to reassemble the cottage with the same handmade cut iron nails used in the original and no longer available.

I have discussed this proposal with the contractor who will perform the dismantling of the cottage. This will be done with all necessary care so that all sections of roof, walls and floor can be transported with minimum damage and re-erected to preserve the cottage in its original form, albeit with the necessary new foundation.

If you require any further statement as to this proposal, please let me know.


William Heijn

wh/



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0229E – Demolition and Construction of One-Story Detached Garage
Location: 26 25th Avenue
Block/Lot 1302/002
City and County San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The approximately 11,000-square-foot project site is located at 26 25th Avenue [Assessor's Block 1302, Lot 002] on the east side of 25th Avenue on a block bounded by 25th Avenue North, El Camino Del Mar, and the Lobos Creek Conservation Area in the Inner Richmond neighborhood. The existing 4,948-square-foot, four-story, single-family residence was constructed in 1914, includes a 15-foot setback from the front property line, and is approximately 35-feet in height. The project site also includes a detached garage located approximately 30-feet from the rear of the residence and 125-feet from the rear property line bordering the Lobos Creek Conservation Area. The project proposes to demolish the existing two-car, 11-foot high, 440-square-foot detached garage and construct a new two-car, approximately 600 square-foot garage attached to the single-family residence. The garage would be six feet above grade with a roof deck above. The new garage would be located approximately 175 feet from the Lobos Creek Conservation Area. The existing residence is included in the in the Planning Department's 1976 Architectural Survey. The project site is located in the RH-1(D) (One-Family, Detached Dwellings) zoning district and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

William Pashelinsky Telephone: (415) 379-3676

EXEMPT STATUS:

- ☒ Categorical Exemption, Class 1 [State Guidelines, Sections 15301(l)(4)]
☒ Categorical Exemption, Class 3 [State Guidelines, Sections 15303(e)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 26, 2007

Paul Maltzer
Environmental Review Office

cc: William Pashelinsky, Project Contact
David Lindsay, NW Quadrant Team Leader
Supervisor Michela Alioto-Pier - District 2
Sue Hestor

Bulletin Board
M.D.F.
Exemption/Exclusion File
Historical Preservation List

DOCUMENTS DEPT.

JUN 29 2007

REMARKS: As described in the attached Historical Resource Evaluation (HRE)¹, the subject property does not appear to be eligible for listing in the California Register as an individual resource. However, the property is eligible for listing in the California Register as a contributor to a potential historic district based on its architectural significance. The surrounding area contains a high concentration of buildings that were constructed between 1910-1930, when the eastern portion of the Sea Cliff neighborhood was developed as a residential subdivision. There is continuity of architectural features of the houses as well as the landscape features at the front and sides of the properties. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

Constructed in 1911, the three-story single-family detached residence facing 25th Avenue was designed with French Mediterranean Revival elements. The subject property retains a high degree of integrity, having undergone few or no exterior alterations during its lifetime. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, window openings, façade treatment, and decorative details with wood siding and double-hung wood windows would not be altered with the proposed project. The detached one-story wood-frame garage structure is located approximately 25-feet from the rear of the residence. There are no construction records for the garage, but may have been constructed sometime between 1914-1940. The demolition of the detached garage structure would not alter the significance of the historic resource and is not believed to be original to the property.

The construction of the new garage structure along the rear of the property would be one-story in height and would not remove any character-defining materials from the existing single-family residence. The new garage would also be set in from the corners of the main residence and would not detract from the massing and shape of the residence and would be minimally visible from the public right-of-way. Therefore, the construction of the new garage structure would not detract from nor destroy any character-defining features of the building, would have a minimal physical impact on the historic main building, and would not have an adverse effect on nearby historic resources. Because the existing garage structure is not considered a potential historical resource under CEQA and the proposed construction meets the Secretary of the Interior Standards, the project would not result in a significant effect on a historical resource or a potential historic district.

The proposed demolition and construction of a detached garage structure would be adjacent to the Lobos Creek Conservation Area (the south Lobos Creek bank area with slopes greater than 30%). Lobos Creek is one of the two remaining free-flowing creeks in San Francisco. As such, the creek supports important plant communities, which provide important wildlife habitat and unique educational opportunities. In 1996, the City undertook a program to protect slope stability, water quantity and quality and the creek's riparian habitat by requiring construction mitigation measures called "Best Management Practices." The proposed project incorporates the Best Management Practices for the Lobos Creek Conservation Area (see attached letter). Therefore, the project would not have a significant effect on the Lobos Creek Conservation Area. The proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, *Historic Resource Evaluation Response (HRER)* for 26 25th Avenue, May 1, 2007. (See Attached)

CEQA Guidelines Section 15301(l)(4), or Class 1(l)(4), provides for an exemption from environmental review for the demolition and removal of accessory structures including garages, carports, patios, swimming pools, and fences. The project is proposing to demolish the existing detached garage structure. Therefore, the proposed project is exempt from environmental review under Class 1(l)(4).

CEQA State Guidelines Section 15303(e), or Class 3(e), provides an exemption from environmental review for the construction of an accessory structure including garages, carports, patios, and fences. The proposed project would entail the construction of a new 600-square-foot attached garage. Therefore, the proposed construction is also exempt from environmental review under Class 3. The staff memorandum cited above concluded that, both the proposed demolition of the existing garage structure and the construction of the new accessory garage would be consistent with the Secretary of the Interior's Standards and would therefore not have an adverse impact on the historic resource.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
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FAX: 558-6426

ZONING ADMINISTRATOR
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5TH FLOOR
FAX: 558-6409

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PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 26 25th Avenue
Block: 1302 Lot: 002
Case No.: 2005.0299E
Date of Review: 5/1/07

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Frederick Knapp, AIA
Company:
Address: 564 Market Street #402
San Francisco, CA 94104
Phone: 415-986-2327
Fax:
Email: Frederic@knapp-architect.com

Owner

Name: Luba Troyonousky
Company:
Address: 60 McLares Avenue
San Francisco, CA 94121
Phone: 415-386-1158
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The demolition of a detached single-story wood garage structure located at the rear of the property;
- The construction of a new one-story 32' long by 23' wide garage structure located at the basement level of the house, which will be set back approximately 1' from each corner of the rear façade and will feature a pair of wood paneled garage doors, a smooth stucco finish, and a plain wood banister on the roof.

Pre-Existing Historic Rating / Survey:

- Listed in 1976 Citywide Architectural Survey with rating of "3" (on a scale of "-2" to "5", with "5" being most significant).

Historic District / Neighborhood Context:

26 25th Avenue is located in the eastern portion of the Sea Cliff neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1(D) (Residential, Detached) District and a 40-X Height and Bulk District. It is located adjacent to the Presidio Park and a few blocks from the Pacific Ocean.

The Sea Cliff neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation in a fairly unified architectural styles with French//Mediterranean, Spanish Revival, Edwardian, and hybrid Arts and Crafts/Tudor dominating. There are several prominent houses in the area that have been designed by renowned architects, such as 9, 25, and 45 Scenic Way, designed by Willis Polk (1915-1917), located up the street from the subject property.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1910-1930

Notes:

26 25th Avenue is a three-story single-family detached house constructed in 1914. Designed by Edward G. Bolles, the house has French Mediterranean Revival elements and is oriented towards 25th Avenue, with the entrance to the house located mid-way along the visible side (north) facade. A driveway and low retaining wall run along the north side of the property. The house is square in massing, with a variety of projecting and recessed planes, and with an five-window bay along the front of the house that begins at the second floor. The ground floor features a red brick façade treatment and the remainder of the house features a smooth stucco finish. Decorative elements are limited to window surrounds with bracketed sills, a heavy balustrade balconnet at the second floor of the front façade, and an intricately detailed cornice with Mediterranean panels, brackets, and corbels and/or dentils. The front door is approached through a plain arcade and a brick entrance stair and landing and features a wood paneled and multi-paned glass entry area. The window types on the building are in a variety of configuration, from single-pane, to ¾ double-hung, to casement, and all are wood sash. The rear elevation features an open sleeping porch at the top floor, a five-window bay window at the second floor. The roof of the house is clad in Spanish tiles. A detached one-story wood-frame garage structure is located approximately 25 feet from the rear of the house and is simple in detailing with simple drop wood siding and double-hung wood windows. There are no construction records for the garage but it is believed to have been constructed sometime between 1914 – 1940.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1910-1930, when the landscape engineer Mark Daniels developed the eastern portion of Sea Cliff as a residential subdivision laid out for the John C. Brickell Company. (the western portion of Sea Cliff was laid out in 1928). All of the residences are sited along a

curvilinear street pattern with houses sited to take advantage of side and rear garden exposures. Small winding roads characterize the area with detached houses lining the streets. The Sea Cliff neighborhood is entered through columned entrances, and the houses are all similar in massing and style. The architectural character of the houses conveys a strong presence to Scenic Way as well as 25th and 26th Avenues. There is a continuity of architectural features of the houses and the properties all feature landscape features at the front and sides of the properties. Some of the earliest houses constructed in Sea Cliff were designed by Willis Polk in a hybrid 17th-18th Century French domestic architectural style with Mediterranean Revival details at 9, 25, and 45 Scenic Way, located three houses away from the subject property. Houses constructed afterwards share Mediterranean Revival style details and in scale, imagery and siting. The subject property was designed by Edward G. Bolles, and records show that he designed 8 houses in the immediate vicinity in 1914. Due to this pattern of development, there is considerable harmony among the houses in the neighborhood. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

26 25th Avenue retains a high degree of integrity, having undergone few or no exterior alterations during its lifetime. With the exception of the original construction permit, there are no alteration or building permits on file for the property. There are no records for the garage structure but it is believed to have been constructed sometime between 1914-1940. However, due to the fact that there have been few alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

- (Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 26 25th Avenue is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, window openings, side arcade and entrance, façade treatment, and decorative details will not be altered with this proposal. The demolition of the detached garage structure will not alter the significance of the historic resource and is not believed to be original to the property. The construction of a new garage structure along the rear of the property will be one-story in height and will not remove any character-defining materials from this façade. Further, it will be set in from the corners of the main house and will not detract from the massing and shape of the house, and is designed so that it is differentiated from the historic resource. The new garage structure will be minimally visible from the public way so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 26 25th Avenue, namely the massing and shape of the building, window openings, side arcade and entrance, façade treatment, and decorative details will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

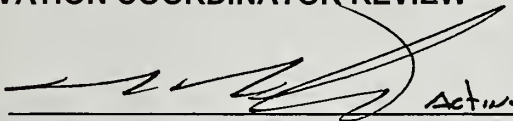
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 26 25th Avenue will not have an adverse impact on a potential historic district located in the Sea Cliff neighborhood. As noted above, the area contains a high

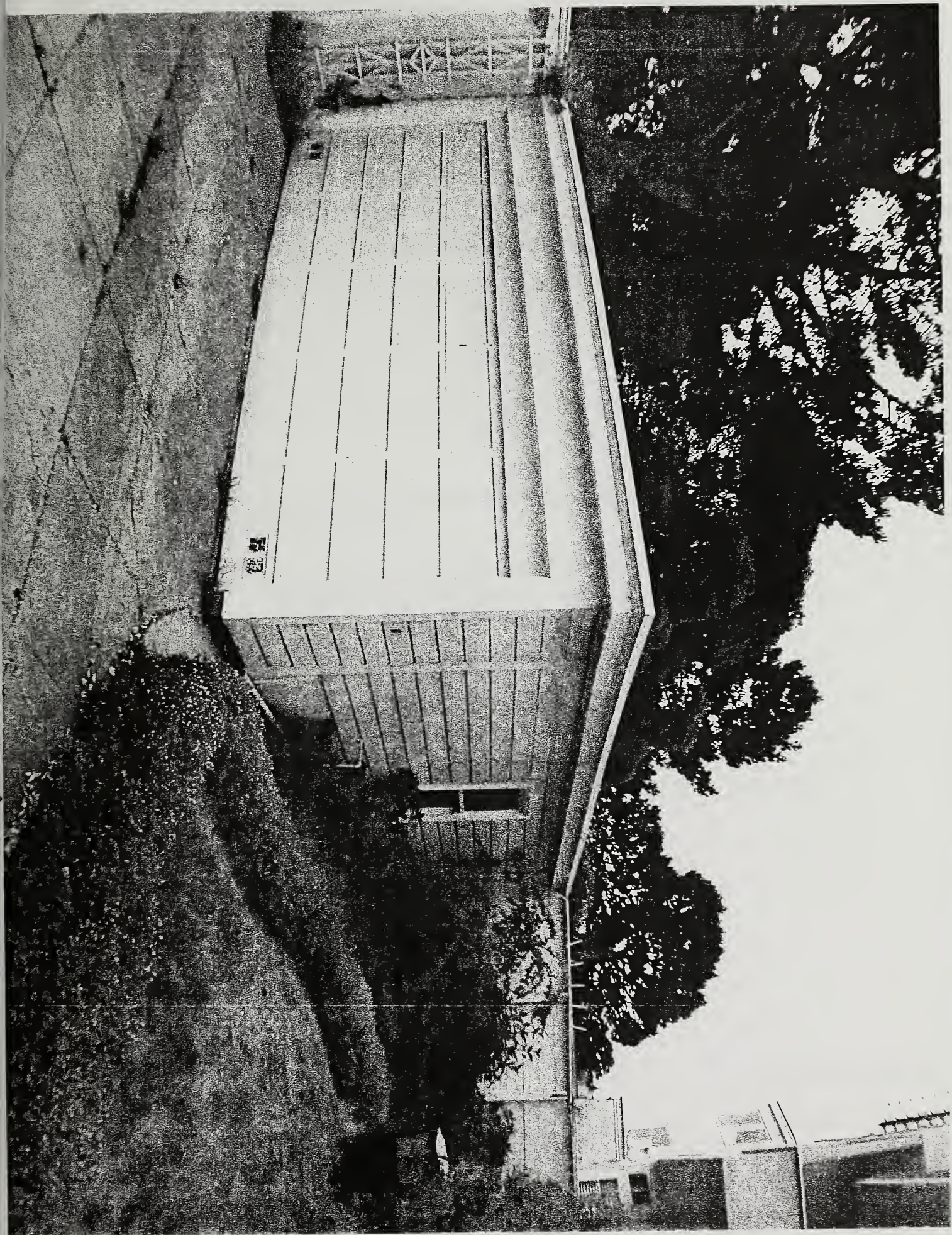
concentration of buildings that were constructed between 1910-1930, when the area was developed as a residential subdivision, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature  *acting*
For  Mark Luetten, Preservation Coordinator
N. Moses Corbett

Date: May 26, 2007

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File





58

59

27



SAN FRANCISCO PLANNING DEPARTMENT

DATE: June 27, 2007
TO: To whom it may concern
FROM: Brett Bollinger, Planning Department-MEA
RE: Revision to 19 Tehama Street (2006.1419E) Categorical Exemption

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Attached is the Categorical Exemption Certificate for the proposed project at 19 Tehama Street. This Certificate supersedes the Certificate issued June 21, 2007, which may have been previously distributed to you. The previous Categorical Exemption Certificate incorrectly stated the proposed project would consist of a six-story building with five residential units above 931 square feet of ground floor retail. In fact, the project is proposing a seven-story building with six residential units over 931 square feet of ground floor retail. The proposed building height remains at 65 feet. The proposed project is exempt under CEQA Guidelines Section Class 3, as previously determined.

The attached revised Categorical Exemption reflects the following changes shown below. Changes are shown in underlined and ~~strikethrough~~.

- Page 1, Description of Nature and Purpose of Project: The proposed project would demolish the existing light industrial building and construct a ~~six~~ seven-story, 65-foot tall, mixed-use building approximately 8,933 square feet in size.
- Page 1, Description of Nature and Purpose of Project: The proposed building would include ~~five~~ six residential units, ranging from approximately 1,000 to 1,230 square-feet, above 931 square feet of ground floor retail.
- Page 3, Second-to-last paragraph: The proposed construction of the new ~~six~~ seven-story, mixed-use building would include ~~five~~ six residential units above 931-square-feet of ground floor retail commercial/retail space.

Sincerely,

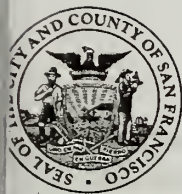
Brett Bollinger
Environmental Planner

DOCUMENTS DEPT.

JUN 29 2007

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SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1419E – Demolition & Construction of Residential & Retail Uses
Location: 19 Tehama Street – between 1st and 2nd Streets
Block/Lots 3736/ 079
City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Description of Nature and Purpose of Project: The approximately 1,875-square-foot project site is located at 19 Tehama Street (Assessor's Block 3736, Lot 079) on the east side of Tehama Street on a block bounded by 1st, 2nd, and Clementina Streets in the SOMA neighborhood. The existing 1,875-square-foot, one-and-one-half-story light industrial building on the project site was constructed in 1907. The building is currently vacant and covers the entire lot with no off-street parking. The proposed project would demolish the existing light industrial building and construct a seven-story, 65-foot tall, mixed-use building approximately 8,933 square feet in size. The proposed building would include six residential units, ranging from approximately 1,000 to 1,230 square-feet, above 931 square feet of ground floor retail. No parking would be provided as part of the proposed project. For any use in C-3 Districts, off-street accessory parking shall not be required as specified in Section 151.1. The project site is located within the C-3-O (SD) (Downtown Office Special Development) Use District, a 200-S Height and Bulk District, and the Transbay Redevelopment Plan Zone Two. The Transbay Redevelopment Plan Zone Two requires projects to provide active ground floor retail uses with visual access to and from these areas, and sidewalk improvements in accordance with the Transbay Streetscape and Open Space Plan. The project proposes ground floor retail uses and would comply with visual access and Transbay Streetscape requirements.

Planning
Information:
415.558.6377

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Tracy Zill, Reuben and Junius, representing Edward and Margaret Duffy (415) 567-9000

EXEMPT STATUS:

- ☒ Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)(3)]
☒ Categorical Exemption, Class 3 [State CEQA Guidelines Sections 15303(b) and (c)]

Contact Person: Brett Bollinger

Telephone: (415) 575-9024

Date of Determination:

June 27, 2007

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Tracy Zill, Project Contact
Adam Light, NE Quadrant Team Leader
Supervisor Aaron Peskin, District 3
Sue Hestor, Attorney

Bulletin Board
M.D.F.
Exemption/Exclusion File
Historical Distribution List

Remarks: On June 21, 2007, the Planning Department issued a Certificate of Determination of Exemption/Exclusion of Environmental Review for the proposed project at 19 Tehama Street. That Categorical Exemption incorrectly stated the project consists of a six-story building with five residential units above 931 square feet of ground-floor retail. In fact, the project is proposing a seven-story building with six residential units over 931 square feet of ground-floor retail, as described above. The proposed building height remains at 65 feet. The residential units over ground floor retail fully comply with the Categorical Exemption 15303(b), Class 3 issued for the project. The Planning Department's previous determination that the project would be exempt under Class 3 remains applicable. The following revisions would supersede the previous Categorical Exemption issued June 21, 2007. All other information provided in the original Categorical Exemption remains applicable to the revised Categorical Exemption.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing structure located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA).¹ The subject property is surrounded by structures of vastly different character, scale and period, by parking lots, and by an elevated roadway constructed in the 1930s. The existing one-and-one-half-story light industrial building, built in 1907, is associated with the reconstruction of San Francisco following the 1906 earthquake and fire. However, the building's significance in this context has been diminished due to the loss of historical integrity of the district and architectural integrity of the structure. While the building retains its massing and gable roof form, its original design has been altered by the substitution of non-historic materials and the introduction of non-historic elements. Therefore, the existing building is not considered a historical resource under CEQA. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on a historical resource or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

The project area historically was on the margin of a large tidal wetland bordering Mission Bay. The project area was probably filled during the 1860s with additional debris following the earthquake/fire of 1906. The project site is within a two-block radius of at least four recorded prehistoric sites. The prehistoric sites discovered to date are generally shell midden sites, probably settlements, frequently with human burials and some may be constructed over older prehistoric cemetery sites. The proposed project site is also within an area investigated in two archeological research design and treatment plans (ARDTPs) prepared for Caltrans for the Bay Bridge seismic retrofit project. The subsequent field testing and monitoring found dozens of National Register of Historic Places (NRHP) eligible features, mostly domestic and for the period extending from the 1860s to 1890s. The historic research presented in the reports found that the portion of Tehama Street, where the proposed project is located, was occupied in the 1850s by a number of prosperous, prominent San Francisco households. However, within a couple of decades until 1906, this portion of Tehama Street was occupied by laboring class as well as skilled craftsmen households. Therefore, many different types of archeological features/deposits could be present within the project site.

The geotechnical report (P. Whitehead and Associates, April 24, 2007)² prepared for the proposed project noted that the project site is located in a CDC Liquefaction Hazards Zone. Because of the relative light weight of the proposed building, the geotechnical reports concludes that the project can be supported on a reinforced rigid grid/mat type of foundation founded on deep seated drilled piers. Excavation for the mat foundation

¹ Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. March 6, 2007. (See Attached).

² A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1419E.

would be at a depth of 2-to-2.5-feet below surface grade (b.s.g.) and use of piers for additional support would be limited. Soils disturbance resulting from installation of the mat foundation for the proposed project would be within existing fill deposits, which are not considered to be archeologically sensitive. Given the shallow depth of soils disturbance that would occur as part of the project, Planning Department staff determined that no adverse affects to CEQA-significant archaeological resources are anticipated by the proposed project. Accordingly, the proposed project would not result in a significant archaeological resources impact.³

CEQA Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of a store, motel, office, restaurant, and similar commercial structures if designed for an occupant load of 30 persons or less. In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The project proposes to demolish an existing, approximately 1,875-square-foot, one-and-one-half-story, vacant light industrial building. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(3).

Section 15303(b), or Class 3(b), provides an exemption from environmental review for a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. Section 15303(c), or Class 3(c), provides an exemption from environmental review for a store, motel, office, restaurant or similar structure not involving the use of significant amount of hazardous substances, and not exceeding 2,500-square-feet in floor area. The proposed construction of the new seven-story, mixed-use building would include six residential units above 931-square-feet of ground floor retail commercial/retail space. Therefore, the proposed construction of the new mixed-use building is exempt from environmental review under Classes 3(b) and (c).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classifications. Therefore, based upon the above analysis, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is appropriately exempt from environmental review.

³ Memorandum from Randall Dean, Planning Department Staff Archaeologist, to Brett Bollinger, Environmental Planner, April 26, 2007. A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1419E.



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.1380E – Pier 17

DOCUMENTS DEPT.

Project Location: Pier 17; at the Embarcadero

JUL 02 2007

Assessor's Block and Lot: Block 9900; Lot 017

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PUBLIC LIBRARY

City and County: San Francisco

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Description of Nature and Purpose of Project: The proposed project is a 600 square foot (sq ft) expansion of an existing 14,850-sq ft chocolate production facility within existing warehouse space on Port of San Francisco property. In order to accommodate the proposed new retail and cooking instruction uses, the existing facility would reduce its existing manufacturing and office space by 2,800 sq ft. The expanded facility would total 15,450 sq ft, of which 9,030 sq ft would be dedicated to manufacturing (with 7,040 sq ft reserved for direct food production, and another 1,990 sq ft for inventory and ingredients storage), 3,020 sq ft for associated office functions, 2,200-sq ft of retail space, and 1,200 sq ft for use as an interactive kitchen. The proposed project would not expand the existing building envelope or alter the existing facility's seven off-street parking spaces and one loading space. The project site (Assessor's Block 9900; Lot 017) is a portion of the transit shed on Pier 17, a 108,000-sq ft marine freight facility constructed in 1912. It is bounded by Pier 19 to the north, the San Francisco Bay to the east, Green Street to the south, and the Embarcadero to the west. Pier 17 is zoned C-2 (Community Business) and is within a 40-X height and bulk district and the Northern Waterfront Special Use District No. 1.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Timothy Childs, 415 826-9628; representing Xocomaya

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301 (a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 575-9022

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Timothy Childs, Project Sponsor

A. Hesik & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F.

PAUL E. MALTZER
Environmental Review Officer

REMARKS (Continued):

The proposed project would occupy a portion of the Port of San Francisco's Pier 17, which is a contributor to the Port of San Francisco Embarcadero Historic District, which is listed on the National Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed addition would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards for the Treatment of Historic Properties)* and would not result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HREER) memorandum).¹

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* was based on the following:

1. The proposed project would result in only limited changes to the exterior of the building, all of which are located within an area constructed as an addition in 1955-56, an era outside of the structure's period of significance;

These changes are as follows:

- At the south façade, the project would add storefronts that would be compatible with the existing structure and would be located within existing openings;
- At the front (west) façade, the project would add a new bay of windows that would be compatible with the existing structure;

2. Where changes would alter areas of the structure, namely interior wall partitions, dating from the pier's period of significance, the alterations would be reversible and would not destroy historic materials. Moreover, the proposed interior changes would not compromise the overall feeling of the interior volume.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

As previously described, the proposed project involves a 600-sq ft expansion of a chocolate production facility, with additional new retail and educational/cooking uses. The expansion would be done by reallocating existing building space with no expansion of the existing building envelope. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for modifications to existing facilities, including interior or exterior alterations involving such things as interior

¹ Memorandum from April Hesik, Preservation Resource Specialist, Historic Resource Evaluation Response for Pier 17, March 20, 2007.

partitions, plumbing, and electrical conveyances. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
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PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Virna Byrd

Project Address: Pier 17

Block: 9900 Lot: 017

Case No.: 2006.1380E

Date of Review: March 20, 2007

Planning Department Reviewer:

April Hesik

(415) 558-6602

april.hesik@sfgov.org

Preparer / Consultant:

Name:

Company: Carey & Co., Inc.

Address: 460 Bush St., San Francisco, CA
94108

Phone: (415) 773-0773

Fax: (415) 773-1773

Owner:

Name: Rich Rovetti

Company: Port of San Francisco

Address: Pier 1, San Francisco, CA 94111

Phone: (415) 274-0453

Fax: (415) 274-0578

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to alter the interior of the existing Pier 17 transit shed by constructing a 9,030-square-foot chocolate production area, a 2,200-square-foot retail area, and 1,200-square-foot demonstration kitchen. No expansion of the building envelope is proposed. Exterior changes would be limited to the installation of an additional window at the front of the shed and the installation of five storefront systems within the existing openings on the south side of the shed. Interior tenant improvements would include the installation of chocolate-processing equipment in the production area, the removal of some interior partition walls, and the construction of new partition walls.

Pre-Existing Historic Rating / Survey:

- Pier 17 is a contributor to the Port of San Francisco Embarcadero Historic District, which was listed in the National Register of Historic Places on May 12, 2006.

Historic District / Neighborhood Context:

The Port of San Francisco Embarcadero Historic District consists of over twenty piers and remnants of piers, a bulkhead wharf in twenty-one sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. These features are located along a three-mile stretch of San Francisco's waterfront in a discontinuous band broken into two parts separated by a water channel — China Basin. While most of the district lies north of China Basin, an area consisting of features associated with Pier 48 lies south of it. Within the boundaries of the district, the great majority of resources are eligible for the National Register of Historic Places, either individually or as contributors to the historic district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1878-1946

The Pier 17 transit shed is a contributor to the National Register Port of San Francisco Embarcadero Historic District. Pier 17 and its adjacent bulkhead wharf were built in 1912. In accordance with the policy of a new board of harbor commissioners, this pier was built out of wood instead of fireproof materials, and no bulkhead building was constructed. It is one of two piers, along with Pier 36, that was built without an ornamental bulkhead front. In 1955-1956, Pier 17 and Pier 15 were widened on their south and north sides, respectively, and the area between them was filled — this area between Pier 17 and Pier 15, called Pier 15-17 “valley” by the Port’s Engineers (including a connecting shed at the east end) is a Non-Contributing Resource that post dates the period of significance. In 1958 the west facade of Pier 17 was altered to approximately its current appearance.

The transit shed, also built in 1912, is made almost entirely of wood. The walls are stud-framed, and the gabled roof is made of wood planks. The roof is supported by elaborate trusses. Two longitudinal trusses run the entire length of the shed, and many transverse trusses span the width of the shed. In each truss, bottom and top chords are made of wood. Vertical posts are made of metal rods, and diagonal truss members are wood. All wood members are solid save for diagonal braces at the sides, which are composed of paired planks. The roof rises in the center to form a monitor that runs continuously along the full length of the shed. A wood king post rises from each transverse truss to add strength to the structure of this monitor. Windows in the monitor have wood muntins and frames. In every third bay, a metal louvered vent can be found in place of a window.

The rear (east) facade of Pier 17 retains its original appearance. The facade is gabled, and rises in the center to the end of the monitor. The facade is clad in wood v-groove siding, save for some patching of channel rustic. A pair of sliding wood doors, with panels formed by heavy framing, open onto the apron. A sign reading “PIER NO. 17.” is formed of wood letters, and framed by wood boards, above this pair of doors.

The west facade, facing the Embarcadero, was originally almost identical to the east facade in appearance. The only difference was the presence of a door for pedestrians. An addition along the south side of the transit shed that may have been built around 1948 was altered with the addition of a large window in 1951. At an unknown date (before 1958) windows were added to this facade. In 1957, a small restaurant space inside the southwest corner of the original transit shed was expanded. In 1958, the west facade was remodeled to approximately its current appearance. The “PIER NO. 17” sign was removed, the fenestration and trim were modified, and the exterior surface was covered with stucco. The wood sliding doors remained in place, and the door track was built out so the doors would clear the new coat of stucco. The original wood siding is still visible through

the studs from the interior of the shed. Except for subsequent changes to the window and door sash, and to signage, the front of the building has not been altered since 1958.

The north wall of the transit shed is similar in materials and finish to the east facade. Siding is v-groove, and numerous pairs of wood sliding doors can be found in this wall. One pair of wood doors in this wall has been replaced by a metal roll-up door. In 1966, door openings on the north side were enlarged.

Offices were built into the southwest corner of the transit shed. This structure is clad in channel rustic siding, and windows are variously four-over-four wood sash, and wooden hopper windows. The first story interior has been largely altered, but the second story is essentially intact, save for the addition of partitions that divide the two original offices into four rooms. Walls, floors and ceilings are wood. Trim includes ceiling moldings, baseboards, and board window casings, all of wood.

In 1955-1956 Pier 17 and Pier 15 were each widened, to the south and north, respectively. When Pier 17 was widened, the entire south wall was removed and a new structure was built over the former south apron. This addition has wood framed walls and a shed roof that is supported by steel trusses and steel I-beams. Metal fire baffles are attached to some of the trusses. The front (west) wall is covered with stucco. A band of steel sash wire glass windows stretches across the front of this wall and in the new south wall. The south wall is also punctuated by many roll-up steel doors. A wood and steel canopy overhangs the loading dock on the south side of the addition. At an unknown date fixed wood sash windows were added to the west facade of the 1953 addition. In 1959, the monitor was altered. In 1976 and 1986, repairs were made to roof trusses.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Despite alterations conducted after 1946, the project site retains all aspects of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1/2)
		☐ Category B
		☐ Category C

The Pier 17 transit shed is a historical resource because it is a contributor to the Port of San Francisco Embarcadero Historic District, which is listed in the National Register.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See explanation below of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)
-

The project appears to meet the Rehabilitation Standards. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, or additions while preserving those portions or features which convey its historical, cultural, or architectural value." The project includes only limited changes to the exterior of the building. At the front (west) facade, one new bay of windows will be added in the 1955-1956 addition, which was constructed after the resource's period of significance. At the south façade, also constructed in 1955-1958, new storefronts will be installed within the existing openings behind the existing metal roll-up doors, which will be retained. The alterations will not destroy historic materials since the affected facades post-date the building's period of significance, and the design of the new windows and storefront systems will be compatible with the existing structure. On the interior of the building, the majority of the tenant improvements will occur within the 1955-1956 addition. The partition walls to be removed within the addition are not character-defining features of the interior. The interior changes that would occur within the historic portion of the building are limited to the rehabilitation of one interior window and the construction of two partition walls to accommodate the retail space. The new partition walls would partly obscure some the historic fabric of the interior the building, namely a portion of the historic office partitions. However, since the historic partitions would not be destroyed, the alterations would be reversible. Moreover, the construction of the new partitions would not unduly compromise the overall feeling of the interior volume.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse effect on other contributing resources to the Port of San Francisco Embarcadero Historic District. The modest exterior changes proposed are consistent with the Rehabilitation Standards and will not compromise the integrity of the District.

PRESERVATION COORDINATOR REVIEW

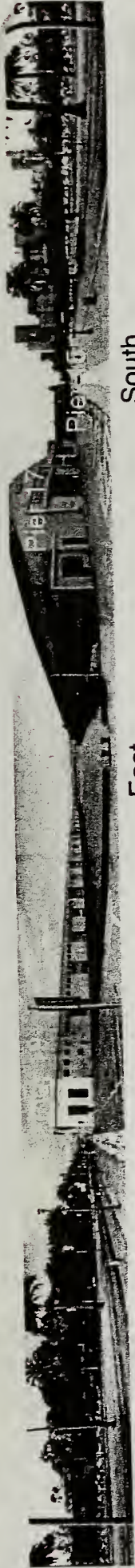
Signature


Mark Luellen, Preservation Coordinator

Date:

3-20-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File



West

North

East

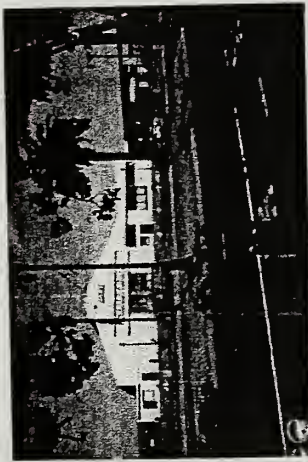
South



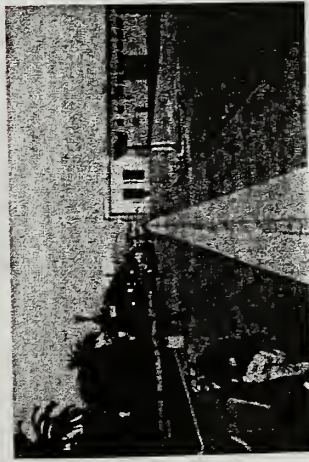
West



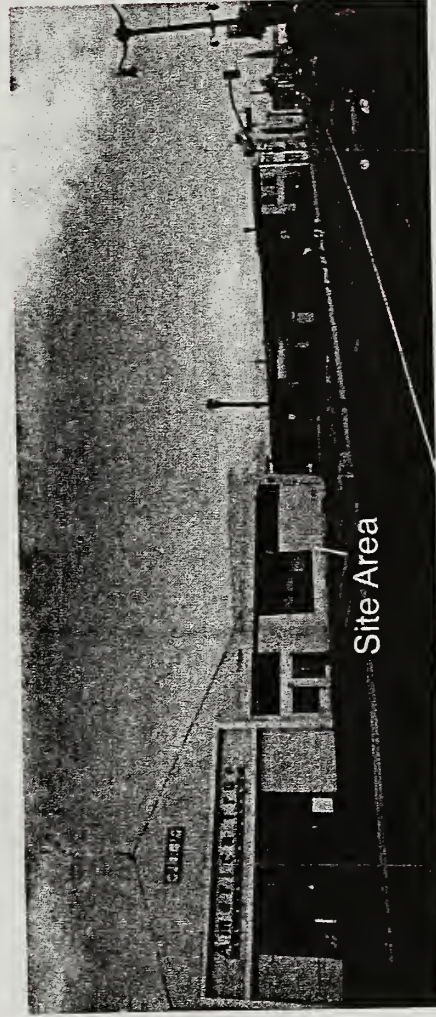
South



East



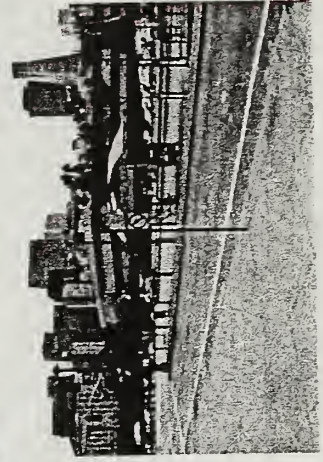
North



Site Area



North West



South West

Exhibit D Xocomaya Site Area Photographs

SITE AREA

